

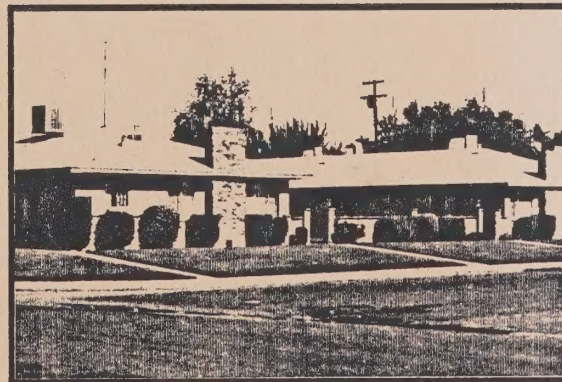
1992 GENERAL PLAN HOUSING ELEMENT

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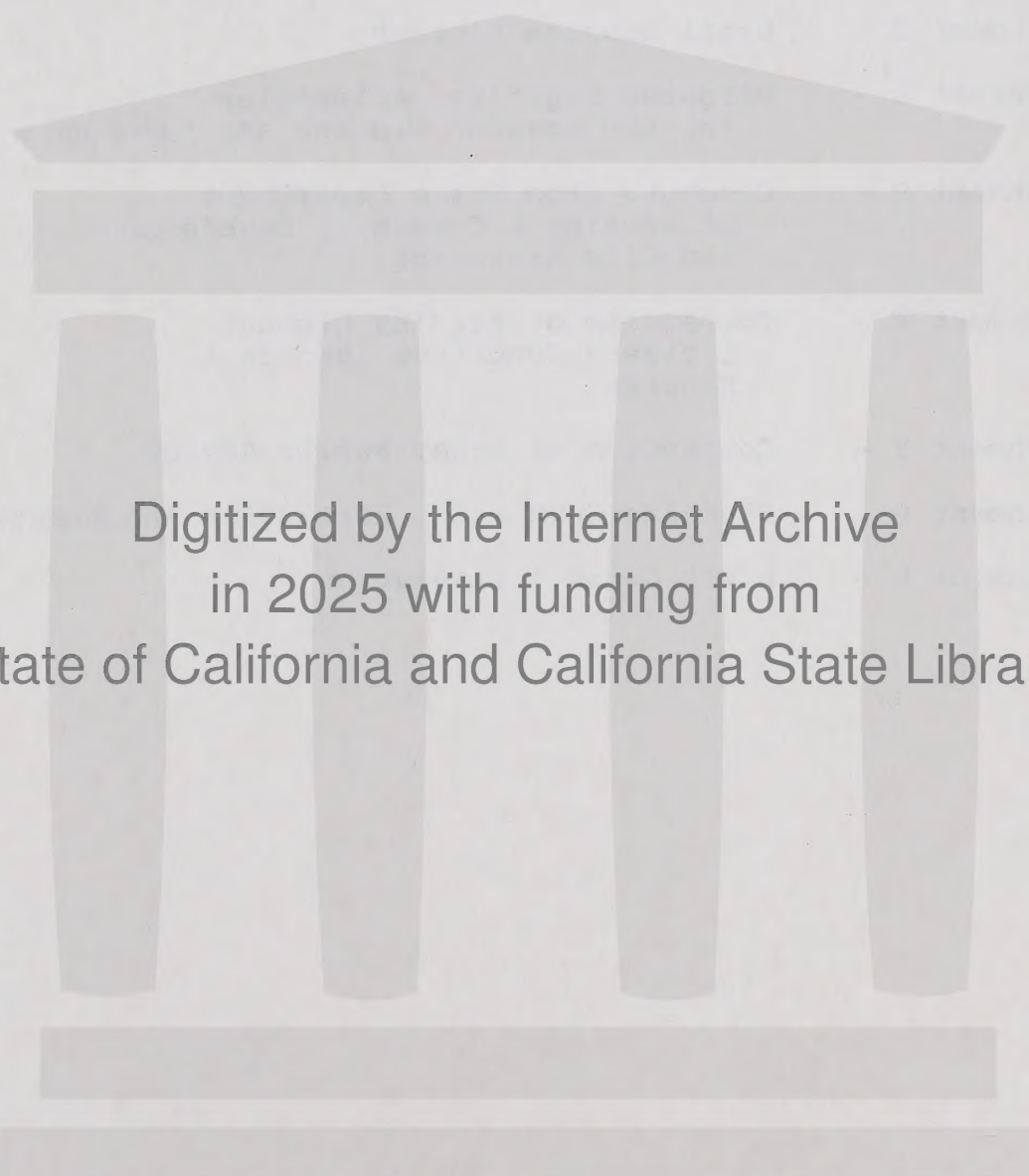


CITY OF FRESNO
DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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AGENDA ITEM NO.

COUNCIL MEETING

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

Michael A. Bierman

April 21, 1992

FROM: ALVIN P. SOLIS, Director
Development Department

BY: NICK YOVINO, Development Manager
Planning Division

SUBJECT: CONSIDERATION OF HOUSING ELEMENT TO THE FRESNO
GENERAL PLAN

BACKGROUND

The Draft Housing Element to the Fresno General Plan is now ready for public hearing by the City Council.

The City's Housing Element is a State mandated component of the General Plan and was last updated in 1985. Through its Housing Element, the City must provide a strategy to meet its share of regional housing needs as identified in the Regional Housing Needs Determination Plan prepared by the Council of Fresno County Governments. In addition to physical and demographic information related to housing, the Housing Element must also state goals, policies, and programs (both existing and proposed) to address a number of specific issues. These include, but are not limited to, affordable housing for low and moderate income families, available sites for housing, and constraints to affordable housing development. An executive summary of the Housing Element is provided in Attachment A.

State Law requires that the Housing Element be reviewed by the State Department of Housing and Community Development. Such a review was conducted and the State's comments are provided in Attachment D. City responses to the State comments, as well as any proposed additions to the Housing Element, are also explained in Attachment D. Included within the Council Resolution are findings prepared by the Development Department and City Attorney's Office. These findings specify the City has adequately responded to State comments and that the proposed Housing Element substantially complied with State law.

Development of the Housing Element requires citizen participation. A 15-member citizens advisory committee was therefore appointed by the City Council to work with staff and the City's consultant, Valley Research and Planning Associates, to prepare the Housing Element. Since June 1991, the Committee has held 13 open public meetings to develop the Housing Element. The minutes of the Committee's meetings are in Attachment E. The Committee recommends the Housing Element be adopted.

April 21, 1992

In addition, the Housing Element has been reviewed by the City's Housing and Community Development Commission, the Central Area Development Commission, the Historic Preservation Commission, and the Planning Commission, which held a noticed public hearing on April 15, 1992. Resolutions and comments from the first three Commissions are contained in Attachment F. The Commissions support the Housing Element with certain recommendations. All of the recommendations from the Housing and Community Development Commission and the Central Area Development Commission have already been incorporated into the Housing Element text.

In addition, Attachment F includes a summary of the Public Information Meeting conducted for the Housing Element, as required by the Local Planning and Procedures Ordinance (LPPO) and also includes other public comments.

Attachment G includes the Planning Commission resolution and minutes summarizing the public review. Planning Commission recommendations are as follows:

- Approve E.A. No. 92-021, including the Negative Declaration and its Addendum.
- Approve the Fresno General Plan Housing Element as described in the Commission packet (of April 15, 1992) with four additional conditions:
 - The Annual Housing Progress Report (Policy 1, Third Program, page VI-7) shall become a mandatory monitoring mechanism of Community practices.
 - The Unit Planned Development Ordinance recommendation (Policy 2, Fourth Program, page VI-8/advocating that provisions of the ordinance shall be considered for extension to parcels of less than 2 acres in size) shall be actively promoted and pursued by the City.
 - Density Bonuses (Policy 2, Fifth Program, page VI-9, based on provisions of state law), should also be promoted by the City.
 - In Policy 4, Fifth Program, (page VI-13), include consideration of Inclusionary Housing/Zoning Programs and look into the possibility of making them mandatory.

Development Department staff supports the first three recommendations of the Commission. These provisions are already included in the draft Housing Element, and the Commission is advocating a proactive approach to implementation. However, Staff at this time does not support a mandatory Inclusionary Housing/Zoning Program. This program would require all housing developments to provide a specified

April 21, 1992

percentage of lower income and affordable housing. It is more fully explained in a separate report attached to the Planning Commission's Resolution. Staff believes that, using density provisions available at the current time (densities toward the top of the R-2, R-3 and R-4 zone districts, coupled with density transfers permitted with the adoption of the LPPD) will allow the development community to provide for the housing needs of the projected population. Also, housing in Fresno is still considered to be among the most affordable in the entire State of California. Mandatory inclusionary programs could add costs and time to the development process and would require administrative monitoring procedures related to sustained unit costs and rent and resale controls.

In addition, unless such a program were applied region wide, Fresno would become comparatively less attractive for development than nearby small cities, unincorporated portions of Fresno County, the City of Clovis, and Madera County. Fresno could also be placed in a position of assuming a disproportionate high amount of responsibility for providing low income housing, while other neighboring jurisdictions would assume little or no responsibility.

The Commission also asked that projects coming before them contain some analysis of [level of] affordability and of overall consistency with the Housing Element [goals and policies]. Staff believes that project reviews can be supplemented with such information, as requested.

A new provision of State Law requires that the Housing Element contain a listing of subsidized housing units which are at-risk of being removed from programs that provide lower income and affordable housing. The law also requires the City to develop a strategy to help conserve or replace these at-risk units. Attachment A (labeled RISK) of the Housing Element Appendix provides the listing and strategy related to at-risk units to meet State Law.

The Housing Element was the subject of an environmental review (E.A. No. 92-021) prepared pursuant to the California Environmental Quality Act. The environmental review resulted in a proposed Negative Declaration and Addendum which are also before the Council for consideration.

CONCLUSION AND RECOMMENDATION

After review of the attached documents and the public hearing, it is recommended that the Commission take the following actions:

- Approve the attached Negative Declaration and its Addendum.

REPORT TO THE CITY COUNCIL

Page 4

April 21, 1992

- Approve the attached resolution adopting the Fresno General Plan Housing Element with modifications one, two and three, as proposed by the Planning Commission.

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- Attachments:
- A. General Plan Housing Element Executive Summary
 - B. Draft Housing Element
 - C. Proposed Negative Declaration for the Housing Element
 - D. Comments from State Department of Housing & Community Development and City Responses
 - E. Compendium of Housing Element Citizens Committee Agendas and Minutes
 - F. Compendium of Other Public Review
 - G. Planning Commission Resolution and Minutes
 - H. Draft Council Resolution

GENERAL PLAN HOUSING ELEMENT EXECUTIVE SUMMARY

ORGANIZATION OF THE HOUSING ELEMENT

- | | |
|--------------|---|
| SUMMARY | - Highlights some of the data in the Plan |
| INTRODUCTION | - Highlights state criteria and describes plan boundary |
| CHAPTER II | - Describes housing needs in several ways <ul style="list-style-type: none"> - population/individual needs - household needs - Needs in terms of housing units |
| CHAPTER III | - Many subcategories are addressed |
| CHAPTER IV | - Describes land available for housing development and the City infrastructure |
| CHAPTER V | - Discusses constraints to housing construction and to the viability of neighborhoods |
| CHAPTER VI | - Discusses housing programs, including those administered by the City, the County, and the Housing Authorities |
| CHAPTER VII | - Lists the City's goals, policies, and programs. A summary is included on pages VI-4 and VI-5 of the Element. |
| CHAPTER VIII | - Discusses public participation in the Element's review process |

DATA SUMMARY

- Over the Housing Element planning period of 5 1/2 years, the City population will increase by almost 100,000 people.
- Since the Housing Element was adopted in 1985, the average new home has become larger and more energy efficient and income to sales price ratio has improved. Interest rates are lower.
- However, because of significant immigration and changes in the national economy that translate into lack of stable job opportunities, we believe that a larger percentage of the population has very low incomes and unaddressed housing needs than in 1985. Based on the extent of overcrowding and income deficiencies, there are insufficient housing subsidies to entirely address this need.
- As a proportion of the population, there has been a significant increase in the groups 18 years of age or younger and 30 years to 61 years (3.8 percent and 2.1 percent respectively).
- Average household size decreased significantly between 1970 and 1980 but then increased significantly between 1980 and 1990 (2.92 percent to 2.59 percent to 2.84 percent). Thus the extent of overcrowded households has also increased significantly (From 6 percent in 1980 to 13.2 percent in 1990).
- Combined, the three largest minority groups-Hispanics, Asians, and Blacks-have become the majority of the City's population, 50.9 percent, but these groups are only 39.2 percent of all households, indicating that they have a larger household size than that of the overall community.
- Nineteen-ninety income data from the Census is not yet available. Based on information from other sources, the City median household income was \$15,858 in 1980 and \$28,800 in 1990.
- At the current time in Fresno the median income household can afford to purchase the median priced house, given a 3 to 1 income to payment ratio.
- In 1990. FCMA median housing value of owner occupied housing units was 3.3 times the median household income for that year. This compared to a ratio of 4.5 in 1980.
- Median rent increased from \$240/month in 1980 to \$436 in 1990.
- The average sales price of an existing home rose from \$80,615 in 1985 to \$104,021 in 1990.
- During the ten years between 1980 and 1990, over 23,500 housing units were built within the City or an average of 2,350 per year.
- To serve new growth, 16,461 new housing units needed to be built between January 1989 and July 1996 or about 2,993 per year. (This is the Housing Element planning period mandated by the State).
- Between 1980 and 1990, the proportion of single family houses and of owner occupied units declined (by 5.7 and 4.4 percent respectively), while multiple family units and renter occupied units increased (by 3.5 and 6.1 percent respectively).

- Vacancy rate has declined by 1.9 percent since 1980, but overall, still appears adequate for reasonable competition in the market place (4.1 percent). However, there may be a shortage of affordable larger rental units for large low income families.
- According to a recent windshield survey of the Metropolitan Area Housing stock, 93 percent of units are in standard condition. Less than one percent should be demolished, one percent need major rehabilitation and six percent need minor rehabilitation.

CHAPTER III

Chapter III is one of the most important because the City will use the survey information to help update the General Plan.

In terms of planned residential land use within the City Sphere of Influence, we have capacity for 4.7 times the number of units we need to construct in the Housing Element Planning period which extends to July 1996 (77,691 units). However, only a portion of that land is actually zoned for urban residential development. For the zoned land and considering average dwelling unit capacity per acre densities by zone district, 26,014 units can be accommodated, or about 1.6 times the 16,461 units needed by 1996. Of these, 9,947 could be accommodated in R-2 and R-3 zone district categories, at current average multiple-family development densities.

Although we have ample land for residential uses during the Housing Element Planning period, we need to begin designating more land for residential plan uses for the next General Plan update because the planning horizon will be the next 20 years. Along with planning adequate sites for housing, we will need to plan for adequate schools, adequate sewers, adequate water supply, adequate open space, adequate streets and roads, etc.

CHAPTER IV

Chapter IV discusses constraints to housing construction and neighborhood viability. The building industry notes that at the current time, the greatest constraints are land cost and construction financing, particularly for multiple family units.

Lengthy governmental processes can add to construction costs as can development related fees. When the City did the Housing Element in 1985, interest rates were a significant barrier compared to current low rates.

Some neighborhoods may be less attractive than others because of crime, graffiti, noise, amount of substandard housing, the existence of violations to the City codes etc.

CHAPTER V

Chapter V describes various City, County, and Housing Authority processes and programs designed to see that adequate safe and sanitary housing is available in the Community. It describes the amount of subsidized housing now available in Fresno. The City contained at least 15,721 subsidized housing units in 1991. In November 1991, HUD designated fair market rents in Fresno were \$549 for a 2 bedroom unit. This included cost of utilities. The City of Fresno needs 64,531 units for households that will have incomes below 80 percent of the median in 1996. Subtracting the 15,721 subsidized units identified in the Element, as many as 48,810 households in this income group may need to pay substantially more than 25 percent of their income to meet basic housing needs.

CHAPTER VI

Chapter VI contains proposed City goals, policies and programs which are summarized in the attached table. In addition to citing and maintaining existing programs, Chapter VI also proposes several new actions for the City to pursue. These include conducting feasibility studies on several innovative financing programs for affordable housing, and presenting the results to the City Council for consideration. These include programs establishing new revenue sources, fee reductions, tax credits, and expedited project processing. The Housing Element also proposes that within the next year, alternatives for funding a proactive City-wide code enforcement program be presented to the City Council for consideration.

CHAPTER VII

Chapter VII describes how the community has been encouraged to participate in the Housing Element planning process.

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TABLE VI-1

PROPOSED SCHEDULE - FRESNO HOUSING ELEMENT POLICIES AND PROGRAMS						
		YEARS				
		91	92	93	94	95
						96
POLICY 1 - Encourage an Adequate Supply of Land for Housing						
PROGRAM 1 - General Plan Update						
PROGRAM 2 - Housing Element Update						
PROGRAM 3 - Annual Housing Progress Report						
POLICY 2 - Promote and Support the Development of an Adequate Supply of Rental and Purchase Housing						
PROGRAM 1 - Condominium Conversion Ordinance						
PROGRAM 2 - Planned Communities Ordinance						
PROGRAM 3 - Application Control Center						
PROGRAM 4 - Unit Planned Development Ordinance						
PROGRAM 5 - Density Bonuses						
PROGRAM 6 - Local Planning and Procedures Ordinance						
PROGRAM 7 - Accessory Housing Ordinance						
PROGRAM 8 - One Stop Processing						
POLICY 3 - Take Advantage of Government Subsidy Programs for Housing						
PROGRAM 1 - Existing Program Utilization						
POLICY 4 - Explore and Utilize Government Programs for Housing						
PROGRAM 1 - Legislation Awareness						
PROGRAM 2 - Legislation Review						
PROGRAM 3 - Mortgage Revenue Bond Program						
PROGRAM 4 - Funding Strategy Implementation/NOAH						
PROGRAM 5 - Innovative Financing Programs						
POLICY 5 - Establish and Maintain Programs to Preserve Housing						
PROGRAM 1 - Program Continuation						
PROGRAM 2 - Monitor At-Risk Assisted Developments						
PROGRAM 3 - Code Enforcement						
PROGRAM 4 - Encouragement to Other Agencies						
PROGRAM 5 - Housing Quality Survey						
PROGRAM 6 - Encouragement of Private Rehabilitation Efforts						
POLICY 6 - Maintain and Establish Programs to Instill Neighborhood Pride						
PROGRAM 1 - Neighborhood Watch/Block Parties						
PROGRAM 2 - Neighborhood Improvement						
PROGRAM 3 - Award Program						
PROGRAM 4 - Historic Preservation						
POLICY 7 - Require and/or Provide Public Facility Improvements						
PROGRAM 1 - Public Facility Improvements						
PROGRAM 2 - Assessment Districts						
PROGRAM 3 - Rehabilitation in Annexed Areas						
PROGRAM 4 - Citizen Review of Block Grant Program Goals						
POLICY 8 - Encourage Low Cost Housing						
PROGRAM 1 - Mobile Home Subdivisions/Parks						
PROGRAM 2 - Application Control Center						
PROGRAM 3 - Innovative Design and Building Techniques						
POLICY 9 - Promote Programs which Provide Increased Residential Security and Safety						
PROGRAM 1 - Neighborhood Watch						
PROGRAM 2 - Uniform Security Code						
PROGRAM 3 - Enforcement Review/Residential Security						

TABLE VI-1 (CONTINUED)

PROPOSED SCHEDULE - FRESNO HOUSING ELEMENT							
POLICIES AND PROGRAMS							
	YEARS						
	91	92	93	94	95	96	
POLICY 10 - Promote and Support the Development of Adequate Housing for Different Lifestyles, Family Types, and Sizes							
PROGRAM 1 - General Plan Update							
PROGRAM 2 - Condominium Conversion Ordinance							
PROGRAM 3 - Housing Assistance Plan/CHAS							
PROGRAM 4 - Elderly Housing							
PROGRAM 5 - Migrant Housing Needs Study/Support							
PROGRAM 6 - Mobile Park Feasibility Study							
PROGRAM 7 - Mobilehome Park Code Enforcement Feasibility Study							
PROGRAM 8 - Mobilehome Rehabilitation Feasibility Study							
POLICY 11 - Assure an Adequate Supply of Emergency Housing							
PROGRAM 1 - Development Support/Emergency Housing							
PROGRAM 2 - Housing for the Homeless		*					
PROGRAM 3 - Information and Referral/Emergency Housing							
POLICY 12 - Provide Support for the Development of Market Rate/Quality Housing							
PROGRAM 1 - Redevelopment							
PROGRAM 2 - Performance Report/Community Development							
PROGRAM 3 - Urban Design Task Force							
POLICY 13 - Provide Support for the Development of Assisted Housing							
PROGRAM 1 - Housing Assistance Plan/CHAS							
PROGRAM 2 - Site Identification							
PROGRAM 3 - General Plan				*			
POLICY 14 - Assure Fairness and Adequacy of Relocation Assistance							
PROGRAM 1 - Counseling, Displacement, and Relocation		*					
PROGRAM 2 - Citizen Participation							
PROGRAM 3 - City-wide Relocation Plan							
POLICY 15 - Support, Participate in, and/or Coordinate the Provision of Adequate Housing							
PROGRAM 1 - Citizen Participation							
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PROGRAM 3 - Agency Staff Coordination							
PROGRAM 4 - CSUF Resources							
PROGRAM 5 - Other Non-Profit Resources							
PROGRAM 6 - Housing Affordability and Cost Gap Analysis		*					
POLICY 16 - Support Anti-Discrimination Laws							
PROGRAM 1 - Complaint Referral							
PROGRAM 2 - Support of Current Law							
PROGRAM 3 - Community Housing Leadership Board of Fresno and Madera							
POLICY 17 - Insure that New Housing is Consistent with Environmental Goals							
PROGRAM 1 - Environmental Review	*						
PROGRAM 2 - Designation of Noise Impacted Areas							
PROGRAM 3 - Noise Mitigation Measures in Project Design							
PROGRAM 4 - Revision of Noise Control Element/Ordinance				*			
POLICY 18 - Enhance Housing Livability							
PROGRAM 1 - Energy Element and Development Standards							
PROGRAM 2 - Energy Conservation and Rehabilitation							
POLICY 19 - Minimize Local Government Costs for New Housing in Fringe Areas							
PROGRAM 1 - Urban Growth Management							
Legend:							Year of Applicability
							Action Taken or Proposed

CITY OF FRESNO
1992 GENERAL PLAN HOUSING ELEMENT

Final Draft
April, 1992

Prepared By:

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HOUSING ELEMENT SUMMARY



HOUSING ELEMENT SUMMARY

Introduction

The Housing Element is composed of seven (7) chapters. Chapter I introduces the Housing Element of the Fresno General Plan by defining its purpose as follows:

To provide an understanding of the housing needs of the community and to set forth an integrated set of policies and programs aimed at the attainment of the defined goals.

Chapter I also describes the role of local government in addressing housing problems, traces the evolution of the Housing Element concept over time, and indicates the Element's scope, limits, and organization.

Chapters II, III, IV, and V provide information and data concerning population characteristics, housing stock conditions and land availability; this data is necessary to provide an adequate understanding of housing needs and problems in the Fresno-Clovis Metropolitan Area (FCMA). Housing production rates are identified to meet increased market rate housing demands caused by population growth. Further, the need for subsidized housing is identified, and programs which are currently applied to meet the need are described. Finally, constraints and potential constraints to housing production are evaluated.

The major findings and conclusions of Chapters II, III, IV, and V are summarized as follows:

Population Characteristics and Growth

1. Population within the FCMA was 358,800 in 1980; 477,500 as of April 1, 1990; and is projected to be 573,100 by 1996. The FCMA projection for 1996 is a preliminary estimate and may be refined over time. The majority of growth between 1990 and 1996 is expected to occur in the Woodward Park, Bullard, West, and Roosevelt Community Plan areas, and in the Clovis area. Refer to page II-4 for further details about Metropolitan Area growth patterns.

2. Referencing Table II-3 and Exhibit II-2 on page II-9, between 1980 and 1990, the under 18 age group population share in Fresno County, the FCMA and the City of Fresno increased between 1.5 and 3.8 percentage points, while a significant decline in the 18-29 age group occurred over the same time period, or between 3.3 and 4.9 percentage points. There was an increase in the 30-61 age group in all three areas, or between 1.7 and 2.1 percentage points. Finally there was a decrease in the 62 and over age group in the FCMA and the City of Fresno of between .1 and 1.0 percentage point, while there was an increase for the County as a whole or from 12.4 to 12.5 percent between 1980 and 1990.
3. Household size in the City increased from 2.59 persons per household in 1980 to 2.84 in 1990. Since many of the larger size households fall into lower income groups, there is a significant need for larger units that are more affordable, both in terms of sales price and rental range. (Refer to page II-11).
4. The Housing Element analyzes ethnic distribution in several ways, including by Census Tract, Community Plan area and by Council District. Refer to pages II-15 to II-21 for full details. According to results of the 1990 Census, ethnic minorities are concentrated within Council Districts Three (3) and Five (5). Due to its fast growth rate and its ever increasing proportion of the total population, the Hispanic minority is expected to move into wider areas of the FCMA. Forty percent (40%) of the Black population lives south of Belmont Avenue and west of First Street with other small concentrations in Pinedale and south of Ventura Street in the Fairgrounds-Calwa area. The City has also experienced a significant influx of Southeast Asians. The influx started to occur soon after the 1980 Census and continued through the mid 1980s.
5. U.S. Census data for 1980 indicated that approximately nine percent (9%) of the total population suffers from some sort of handicap which may hamper their ability to earn an adequate income (reference page II-21 for further details).
6. Referencing page II-24, although the City of Fresno is dependent on the larger County market area with agriculture being the base industry, there are some minor differences in the employment patterns of the two population groups which may be attributed to the fact that the City is the

major provider of urban services. Proportionally, the City has less of its population directly employed in agriculture than does the County as a whole, or four percent (4%) compared to twenty percent (20%).

Other City-County categorical differences of one percentage point or more include: four percent (4%) more of the City population works in retail trade, five percent (5%) more work in Services, two percent (2%) less work in Government, and over one percent (1%) less work in Finance/Insurance/Real Estate. For the most part, the local economy is not expected to create any unanticipated pattern of housing demand. However, absorption rates for the unemployed or underemployed Southeast Asian immigrants are of some concern, particularly as special government subsidies expire. In addition, the proposed location of a University of California campus into the Fresno market area could stimulate economic growth.

7. Referencing page II-31, between 1970 and 1990, large families increased as a proportion of total County households and increased in absolute numbers. Thus, the percentage of large families increased by 8.4 percent between 1980 and 1990. In 1970, 27,158 families or 21.4 percent of the total number of families countywide fell into the large family category. By 1980 only 25,661 families of 14.4 percent of the population was so classified showing a seven percent decrease over that ten (10) year period. In 1990, the percentage of large families again increased to 22.8 percent, and the total number of large families increased to 36,852. Thus, within the County, the percentage of large families increased by 8.4 percent in the last ten (10) years.

Within the FCMA and the City of Fresno, similar trends can be discerned. In 1970, 17,828 FCMA families or 19.4 percent had five (5) or more persons, by 1980, 15,530 families or only 11.8 percent were so classified. In 1990, 23,769 families or 20.3 percent had five (5) or more persons. The percentage of large families declined in the City of Fresno from 17.0 percent (9,388 families) in 1970, to 10.9 percent (8,976 families) in 1980, but increased to 18,358 (or 21.9 percent) in 1990.

8. Housing needs must also consider household age characteristics. Within the City, the percentage of heads of households 64 years of age and younger was considerably less than the percentage of persons in the total

population who were so classified in 1990. In 1990, 81.2 percent of heads of household fell into the group compared to 89.9 percent of the general population. The elderly (those 65 years and older) were 10.1 percent of the population but 18.8 percent of all heads of households (reference page II-33).

9. According to information provided on page II-33, within the City in 1990, 50.6 percent of the general population was classified as minority (non-white), and 39.2 percent of households were so classified. Within the FCMA in 1990, 44.7 percent of the population and 34.5 percent of households fell into the category. These calculations do not include that portion of Hispanic residents who are classified as white. The entire FCMA Hispanic population is 27.3 percent of all persons and 21.2 percent of all households. Within the City of Fresno in 1990, the Hispanic population was 29.9 percent of all persons and 23.4 percent of all households.
10. The Fresno County median family income rose from \$18,399 in 1980 to \$33,400 in 1990, while the California median family income rose from \$21,537 to \$42,700. The FCMA median household income was \$14,426 in 1980 and increased to \$26,200 in 1990. The City median household income was \$15,858 in 1980 and \$28,800 in 1990. Housing costs have increased at a slower rate than increases in real income. In 1990, the FCMA median housing value of owner occupied housing units was 3.3 times the median household income for that year. This compared to a ratio of 4.5 for 1980. To summarize, by the end of the 1990's, it was less difficult for potential first time homebuyers to purchase adequate housing. However, many were unable to enter a sales transaction because of limited income and therefore remained as renters. Refer to pages II-33 and II-100.

In 1980, approximately fourteen percent (14%) of all households were below the poverty level in the City of Fresno. The percentage of poverty level households and families was applied from the 1980 U.S. Census to the 1990 data for the number of households, since 1990 U.S. Census income data has not yet been made available. Refer to page II-38.

11. According to Table II-21 and Exhibit II-21 (pages II-42 and II-43), in 1990 the number of households with occupants 60 years of age and older

within the City of Fresno represented approximately 27.1 percent of total households, while households with persons aged 65 or older represented approximately 21.2 percent of total households. The percentage figures for the FCMA were 28.0 and 21.8 percent, respectively, and 28.9 and 22.4 percent for the County of Fresno.

12. Within the County as a whole, there was a consensus among social service agencies contacted that there is a great need to construct more facilities to house migrant workers. Financial resources should be targeted for the rural areas, and the financial and administrative responsibility for the construction and maintenance of migrant housing should remain with the County. However, City staff will lend technical assistance to such efforts whenever and wherever it is feasible to do so (reference pages II-44 through II-47).
13. 1990 Census data for the City and County of Fresno indicates a substantial increase in the number of persons of Southeast Asian origin. Local social service agencies can substantiate that the number of refugees in the local area has increased significantly since the 1980 Census. The number of Asian/Pacific Islander households within the City of Fresno population has grown significantly since 1980. Much of this growth can be attributed to a Southeast Asian population that has swelled from an estimated 8,000 in 1982, to 42,200 in 1990. Further, approximately 48,300 Southeast Asians resided within the FCMA in 1990 according to the Fresno County Department of Social Services. Further, according to Table II-23 and Exhibit II-22 (page II-48), a majority (59 percent) of all Southeast Asian households have very low incomes, or less than 50 percent of the median income. Seventy-eight percent (78%) of all Southeast Asian households within the City had incomes less than 80 percent of median income.
14. The 1990-91 Comprehensive Homeless Assistance Plan (CHAP), prepared by the City of Fresno Development Department, indicated that there are as many as twelve (12) emergency shelters providing approximately 580 emergency bed units within the Metropolitan Area. Of these, 155 were for families, 22 were for women with children, 97 were for single women, and 200 were for single men (reference pages II-49 through II-54).

Further, according to the 1988 Fresno County Adult Interagency

Committee, Task Force Report on Homelessness, a minimum 2,259 families, which comprised 7,841 individuals, received housing assistance from seven of the primary shelter providers in Fresno County. Finally, according to the Fresno County Department of Social Services it is estimated that 36,000 unduplicated persons received housing assistance in 1987 via the entire homeless service delivery network.

The Draft 1991-96 Comprehensive Affordability Strategy, in its five (5) year program, indicates the City's intent to increase emergency shelters by 50 additional beds and 50 transitional housing units.

15. Based upon U.S. Census information, there were 5,570 people living in group quarters in 1980 within the City. The number increased to 8,671 people by 1990, or by 55.6 percent (reference page II-55).
16. Table II-25 and Exhibit II-23 identify total housing units for Fresno County and sub-areas in 1970, 1980, and 1990 (reference page II-60). The growth rate of housing units in the FCMA has been higher than in the remainder of Fresno County. Between the years 1980 and 1990, a total of 33,250 housing units or approximately 23.5 percent of the 1980 housing stock were added within the FCMA, while the remainder of Fresno County experienced an addition of only 8,542 units or approximately 16.3 percent of that sector's 1980 housing stock. The noticeable discrepancy between the rate of housing growth of the FCMA and the remainder of the County may be the result of education and job opportunities within this major urban area and the County's policy which requires that annexation to existing incorporated areas take place prior to urban development.

For the same period, the City of Fresno added 40,655 units, or 45.8 percent of its housing stock in 1980, while the City of Clovis experienced an increase of 5,528 housing units between 1980 and 1990, or 41.4 percent of Clovis units in 1980. The unincorporated portion of the FCMA, however, declined by 12,933 units between 1980 and 1990, equivalent to a 32.8 percent decrease during that time.

17. Table II-29 and Exhibit II-26 on page II-65 identify total occupied housing units and owner- and renter-occupied housing units for Fresno County, the FCMA, the City of Fresno, the unincorporated portion of the FCMA and

the City of Clovis. Occupied housing units in Fresno County increased from 92.2 percent of the total housing stock in 1980 to 93.8 percent in 1990. The increase in the FCMA was from 93.1 to 94.8 percent. Over the same time period, the percentage of all housing units which were renter-occupied increased significantly in the County as a whole, or by 7.8 percentage points, from 37.9 to 45.7 percent.

18. Referencing Table II-26 and Exhibit II-24 on page II-61, the percentage of single-family housing units declined in the FCMA between 1980 and 1990 from 67.3 percent to 62.9 percent, while the percentage of multiple family housing units increased noticeably. Correspondingly, the proportion of owner-occupied housing units declined significantly, and the proportion of renter-occupied units increased over the same time period.
19. Considering information provided in Table II-30 and depicted on Exhibits II-27 and II-28, the total vacancy rate in 1990 was 5.18 percent for the FCMA and 6.21 percent for Fresno County.

Table II-32 and Exhibit II-30 on page II-70 identify variations in the City vacancy rate, by type of unit and size of complex, over a four year period. The most recent data indicates that the overall vacancy rate was 5.87 percent on April 1, 1990, while the single-family vacancy rate was 3.94 percent.

20. During the ten year period between January 1, 1980 and December 31, 1989, the City of Fresno experienced new construction of 23,559 housing units and demolition of 948 units, resulting in a net gain of 22,611 units in the housing stock, or an average of 2,261 units per year. Single-family housing activities comprised 46.7 percent of all construction and 76.4 percent of all demolition, while multiple family housing activities accounted for 53.3 percent and 23.6 percent, respectively. Consequently, the multiple family housing share of the total City housing stock rose from 34.1 percent on April 1, 1980, to 40.5 percent on April 1, 1990. Table II-37 and Exhibits II-33 and II-34 identify new construction of housing units by type and by census tract, within the City of Fresno between 1980 and 1989. Refer to pages II-74 through II-80.
21. Census data shows there were 4,587 mobile homes and trailers occupied as primary dwellings within the FCMA in 1980 and 5,742 such units in

1990. As of 1990, the City itself contained 29 mobile home parks with 3,491 spaces.

Because mobile home parks are State controlled entities, there is no completely accurate count of such facilities within the FCMA. However, a City Planning Division survey indicates that there were at least 52 parks with 5,377 trailer spaces in the FCMA in late 1979.

22. The City of Fresno completed a housing quality survey in mid 1991. Survey results indicate that, within the FCMA, 813 units need to be demolished, 1,071 need major rehabilitation, and 9,571 need minor rehabilitation. Within the City, 651 units need to be demolished, 861 need major rehabilitation, and 8,069 need minor rehabilitation. Based on the criteria indicated, 11,455 housing units fall into the substandard category within the FCMA in 1990. This includes 9,581 units within the City itself (reference Table II-40 and Exhibit II-35).

According to the May, 1991 Housing Quality Survey by Community Plan Area, of a total of 148,162 housing units surveyed, 9,085 or six percent (6%) were classified as requiring minor rehabilitation, 1,008 or .6 percent as major rehabilitation and only 770 or .5 percent were classified as demolition quality (reference Table II-41 and Exhibit II-36 and pages II-88 through II-96).

23. According to the 1990 Census, at least 16,022 households in the City of Fresno, or approximately 13.2 percent of the total, are living in overcrowded conditions. Refer to page II-96. This represents greater than a two-fold increase from 1980 when only 4,904 or six percent (6%) of total households were overcrowded.
24. Within Fresno, median rent increased from \$240/month in 1980 to \$436/month in 1990. Refer to page II-102.
25. According to the 1990 Regional Housing Needs Plan, as of 1989, 34,120 or 28.23 percent of Fresno City households had incomes less than 50 percent of the median income and 21,204 or 17.55 percent of households had incomes between 51 and 80 percent of the median income. The remainder, 24,877 or 20.59 percent had incomes between 80 and 120 percent of the median income and 40,641 or 33.63 percent had incomes in excess of 120 percent of the median income.

To serve new population growth and household formation, approximately 16,461 new housing units of all types--single-family, apartments, condominiums, etc.--need to be built between January 1, 1989 and July 1, 1996.

The projected five and one-half (5 1/2) year new construction need, based on 1996 estimates incorporated in the Regional Needs Plan, are as follows:

City of Fresno January 1, 1989 - July 1, 1996	
<u>Income Category</u>	<u>New Construction Needs</u>
Very Low (0-50 percent of median income)	3,948 units or 24.0%
Other Lower (50-80 percent of median income)	2,688 units or 16.3%
Moderate (80-120 percent of median income)	3,478 units or 21.1%
Above Moderate (Above 120 percent of median income)	6,347 units or 38.6%
Total Units	16,461 units or 100%

While the percentage of very low and other low income households has decreased from 45.1 in 1980 to 40.3 in 1989, there is a continued need for more affordable and standard quality housing. Such housing could be a mix of multiple family rentals, condominiums, and single-family homes on small lots. Another alternative to affordable housing is development of mobile home subdivisions. However, this option has been available in the City of Fresno for a number of years and does not appear to be an attractive market option to Fresno residents. As a result, it is not implemented by the development community. Refer to page II-85.

Based on results of the 1990 Census which were received following preparation of the 1990 Housing Needs Plan by the Council of Fresno County Governments (COFCG), housing needs in the City of Fresno may actually be lower. Results of the 1990 Census indicate a much larger persons per household rate than was used by the COFCG to calculate housing needs in the FCMA and City of Fresno. It should be noted, however, that the higher persons per household rate is also an indication of overcrowding. As a result, the COFCG housing needs by income group estimates will be referenced in this Housing Element Update. Programs to meet those needs are identified in Chapter V.

26. There is a continued need to make use of available local, state, and federal funding sources to upgrade targeted substandard neighborhoods. Refer to page II-95.
27. The City Housing Assistance Plan goal for 1989-1991 was 9,235 units, including 580 units to be rehabilitated, 400 units of new housing construction, 7,545 units which are to receive more minor improvements, principally weatherization, and 710 from rental subsidies. Plan goals extended through September 30, 1991. Refer to page V-8. Of the total units or households actually assisted, it was estimated that over 80 percent were lower income. Chapter V includes information on revised annual HAP goals and actual performance over the three year period (reference Page V-8).
28. The City's five and one-half (5 1/2) year quantified maximum housing objectives are based on projections developed from recent City Building Permit data, and on rehabilitation and conservation goals which were a part of the recently expired Block Grant related Housing Assistance Plan. Projections of units to be conserved included an estimate of units to be conserved through the PG&E Weatherization Program which make existing homes more affordable by lowering energy costs and from new Section 8 rental subsidies considering historical increases in the number of Section 8 units between 1983 and 1991. The three (3) year Block Grant goals and conservation efforts were extrapolated to a five and one-half (5 1/2) year time frame. Based on this data, the five and one-half (5 1/2) year Housing Element goals are as follows:

Units to be constructed-	$2,993 \times 5.5 \text{ years} = 16,461 \text{ units}$
Units to be rehabilitated-	$\frac{1,048}{3} \times 5.5 \text{ years} = 1,921 \text{ units}$
Units to be conserved-	PG&E Weatherization Program: $\frac{9,000 - 12,000}{3} \times 5.5 \text{ years} = 16,500 \text{ to } 22,000 \text{ units}$ Section 8 Rental Subsidies: $\frac{295}{3} \times 5.5 \text{ years} = 541 \text{ units}$

29. The City of Fresno's Same Share Allocation for the provision of housing, by income range, to groups at or below 80 percent of the median for the year 1996 is 64,531 units. Subtracting the amount of that need which has already been met by the City or 15,721 subsidized housing units, the

City's 1996 unmet need, based on projections of lower income households overpaying, is 48,810 units. Refer to pages II-2 and II-3.

30. As of January, 1990, the median income household making \$2,400 per month could theoretically afford a monthly housing payment of \$800 at the 3 to 1 income to payment ratio, an amount slightly exceeding the \$760 payment required for a 1990 median priced home which sold for \$104,021 and which was financed at 8.5 percent interest with a down payment of five (5) percent. When interest rates are raised to nine percent, the monthly housing payment would increase to \$795. Refer to page II-113.

The building industry is producing larger more energy efficient housing units than in 1984. In addition, the demand for rental housing has increased. Multiple family construction activity peaked in 1985 when permits were issued for 3,786 units. Between 1986 and 1990, multiple family permits have averaged 1,425 structures per year.

31. The average sale price of an existing home rose from \$80,615 in 1985 to a peak of \$104,021 in 1990. Refer to page II-110.
32. The most significant constraints to the production of new affordable housing are the shortage of construction financing, the provision of related infrastructure, the need to monitor water quality and quantity, increased development fees to review and approve plans for development, and the cost of land. Constraints related to local government procedures can contribute to higher costs and decreased availability, however, the City has continued to make progress toward streamlining the development process. Refer to Chapter V.

Improvements in the Housing Market and Housing Stock

The following improvements in the housing market and housing stock in the City of Fresno have occurred since the Housing Element was previously adopted in 1985:

- . Home builders have increasingly incorporated additional energy-saving features into their product, including window and insulation treatments, more efficient appliances and air conditioning and heating improvements. Further, the PG&E Home Weatherization Program administered by the Fresno County Economic Opportunities Commission, has provided energy conservation improvements to approximately 21,525 homes over the past three years. Such improvements have led to reduced energy costs for low and very-low income households.

- . According to recent data provided by local lending institutions and the Fresno Board of Realtors, the income to sales price ratio has improved. In January,

1984, even at the maximum three to one ratio, the average household could not theoretically afford to purchase a median priced home. However, by 1991, one-third of an average household's income would slightly exceed the amount necessary to make payments toward the median priced home. This is primarily due to lower interests rates and a healthier housing market in the Central Valley.

Finally, the average size of a new tract home in the City of Fresno has increased from 1,200 square feet in 1984 to 1,500 square feet in 1991. This increase is primarily due to homebuyers' preference for a larger living environment coupled with lower interest rates and an improved income to payment ratio.

Goals and Policies

Chapter VI identifies goals, policies, and programs recommended for adoption in the Housing Element.

Goals

1. To provide present and future FCMA residents with a sufficient housing supply.
2. To provide housing that varies sufficiently in location, cost, design, style, type and tenure to meet the needs of FCMA residents.
3. To foster a healthy and viable local housing industry.
4. To provide housing opportunities without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, household composition or other arbitrary factors.
5. To provide quality housing and preserve housing quality within the FCMA.
6. To encourage the construction of housing that will minimize construction costs, adverse environmental effects, government costs, and that will enhance public safety, encourage energy conservation, and encourage conservation of building materials so as not to unnecessarily deplete natural resources.
7. To minimize housing costs for those FCMA residents who obtain housing through the private market.
8. To encourage lending institutions to provide a variety of financing alternatives.
9. To encourage the development community to provide a greater proportion of entry level housing.

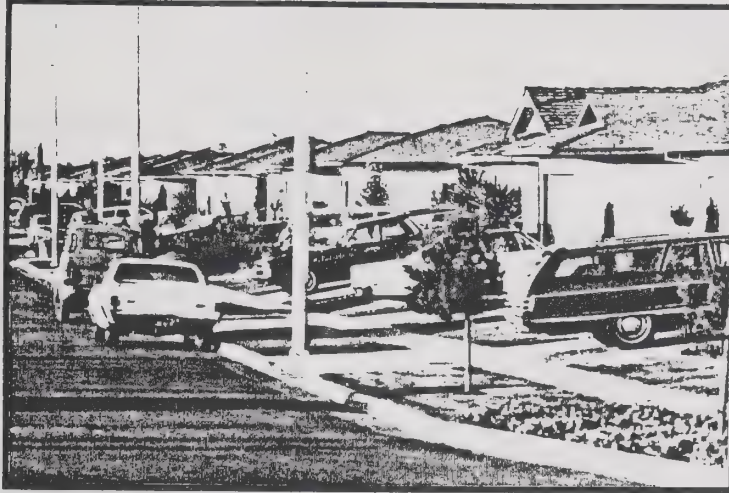
10. To continue to support the Fresno County General Plan policy which promotes urban development in existing cities.
11. To recommend that the 1994 General Plan should pursue policies which support balanced metropolitan growth.
12. To encourage a jobs/housing balance.
13. To provide sufficient amounts of residentially designated land and infrastructure for all housing types.
14. To encourage higher density residential uses along major transportation corridors.
15. To assist in the provision of decent housing for those FCMA residents who otherwise cannot afford such housing.
16. To promote development of a Regional Housing Affordability and Cost Gap Analysis.
17. To support development of the Comprehensive Housing Affordability Strategy (CHAS) which identifies current and projected housing affordability needs of the community, to assess available and potential resources and to inventory existing institutional capability to meet the identified housing needs.
18. To utilize redevelopment authority and the twenty percent (20%) housing set-aside to provide affordable housing.
19. To monitor the Mortgage Revenue Bond Program consistent with State and Federal requirements.
20. To encourage the development of housing through low or non-profit organizations (such as Self-Help Enterprises, Habitat for Humanity, and NOAH).
21. To provide comprehensive and updated housing-related demographics to the development community and non-profit organizations.
22. To participate in the State Finance Resource Clearinghouse and/or use other techniques to leverage housing program funds.

Policies

1. Through its advanced planning process, the City of Fresno will encourage an adequate supply of rental and purchase housing at affordable prices.
2. Through its entitlement processes, the City of Fresno will promote and support the development of an adequate supply of both rental and purchase housing at affordable prices.
3. Take full advantage of existing governmental subsidy programs for new housing.
4. Explore and utilize new and expanded State, Federal and local government programs affecting housing.
5. Establish and maintain programs to preserve and upgrade housing quality in deteriorating or potentially deteriorating neighborhoods.
6. Maintain and establish incentive programs that instill neighborhood identity and pride.
7. Require and/or provide public facility improvements in a manner consistent with City standards and policies and the needs and desires of area residents, with priority given toward supporting the revitalization of deteriorating neighborhoods.
8. Encourage the building industry to provide lower cost housing through innovative design and building techniques.
9. Promote development, design and programs which provide increased residential security and safety.
10. Promote and support the development of adequate housing for different lifestyles, family types and sizes.
11. Assure that the urban area emergency housing supply is adequate and that there are safe/adequate locations to meet basic community needs, and work with other agencies to provide adequate housing for the homeless.

12. Provide support for the development of market rate, high quality housing in the inner-city, to achieve a better economic mix.
13. Provide support for the development of assisted housing in areas not impacted with minority and low income groups and locate subsidized/affordable housing which is proximate to employment, transportation, commercial and recreation centers.
14. Assure the fairness and adequacy of compensation and relocation assistance to persons and families displaced by public programs.
15. Support, participate in, and/or coordinate as appropriate, the activities of local governments, citizen groups and the private sector relative to the provision of adequate housing for all households.
16. Support the enforcement and development of Federal and State anti-discrimination laws.
17. Insure that new residential construction is consistent with the environmental goals of the City of Fresno including those related to water conservation.
18. Enhance housing livability and reduce costs through energy conservation in new and existing housing.
19. Minimize costs to local government related to new residential construction in fringe areas.

Chapter VII summarizes administrative actions leading to the adoption of the Housing Element, including adequate public participation and intergovernmental coordination, environmental review, and the provision for updating the Housing Element at five (5) year intervals.



CHAPTER I

Introduction



CHAPTER I

INTRODUCTION

Housing Element Intent

The Housing Element is a State-mandated element of the Fresno General Plan. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, it is intended to:

- . provide a comprehensive body of housing-related information through compilation of data from numerous sources;
- . provide an estimate of present and future housing needs and problems by examining population characteristics and growth trends, as well as the current condition of the housing stock;
- . act as a tool for coordination between governmental bodies and the local building industry;
- . provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- . establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems;
- . establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and
- . act as a meaningful guide to decision-makers considering housing-related issues.

Current State Housing Element Law

Current State law delineating housing element requirements, is found in California Government Code Sections 65580 and 65589, Chapter 1143, Article 10.6. The law is administered by the State Department of Housing and Community Development (HCD).

State Required Local Program Strategy

Housing program requirements call for development of a local housing program strategy consisting of two primary components--a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

Federal Housing Program Dicta

Upon acceptance of Federal Community Development Block Grant (CDBG) funds, local jurisdictions assume certain obligations, such as preparation of the 1991-96 Comprehensive Housing Affordability Strategy (CHAS). Such plans and programs are integrated into the local Housing Element. Subsequent to this time, the CDBG Housing Assistance Plan (HAP) incorporated a three-year housing assistance goal which indicated the number of units to be assisted using Block Grant funds. In addition, the HAP identified the number of units to be assisted through other State and Federal housing programs which are available to local residents. Effective November 1, 1991, the HAP will be replaced by a five (5) year document entitled the "Comprehensive Housing Affordability Strategy".

Scope--Description of Geographic Areas

The geographic area covered by the Housing Element falls within the Fresno Urban Boundary line which is the City's Sphere of Influence. The area extends to Garfield Avenue on the west and Locan Avenue on the east. The southern boundaries are Jensen to the southeast, North Avenue to the southwest, and American Avenue on the south. Northern boundaries are Copper Avenue and the San Joaquin River (reference Illustration I-1, 1984 Fresno General Plan Map).

Although housing needs analysis and program review will cover the entire Fresno Urban Area Sphere of Influence, and occasionally the Fresno-Clovis Metropolitan Area (FCMA or regional market), the action program will be limited to the City of Fresno. Other jurisdictions within the FCMA, City of Clovis and County of Fresno will be responsible for program development and implementation within their jurisdictions.

Scope of Research and Analysis

Two major classifications of data important to an analysis of housing needs are population and housing stock. Some of the more important population data is related to changing household size, forecasted household formation and the income levels of various segments of the community.

ILLUSTRATION I-1

1984 FRESNO GENERAL PLAN



Housing stock information of major significance includes: a breakdown of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity and housing cost trends. Future housing need indicators include: projected population growth, forecasted household formation and expected growth in employment opportunities.

The 1990 U.S. Census provides the most recent complete data used to compile this Housing Element. However, since certain categories of information are not available, some of the updated population and housing stock information used in the Element was developed through extrapolation of 1980 U.S. Census data. Income data from the 1980 Census was maintained or replaced with data from other sources since 1990 income data from the Census is not yet available. Housing and population information is projected through the year 1996.

Program objectives correspond to various time frames. Some will have one, three or five year time frames to correspond with the duration of the 1989-1991 Block Grant, Housing Assistance Plan (reference Appendix A) and/or the 1991-1996 Draft Comprehensive Housing Affordability Strategy (Appendix B). In general, programs in the Draft CHAS have five-year objectives to coincide with the five-year duration of the current Housing Element.

Organization of the Housing Element

Chapter II of the Housing Element classifies population and housing stock data, includes a preliminary analysis, describes priority housing needs and identifies types of housing products required to meet those needs. Chapter III discusses land available for housing development. Chapter IV indicates market, governmental and social constraints which limit adequate housing development. Existing local housing programs are summarized in Chapter V.

Chapter VI identifies goals, policies and programs relative to housing needs identified in Chapter II. The agencies responsible for implementation of each program are also identified. Chapter VII summarizes various administrative actions that will be, or have been taken to ensure that the Housing Element process allows for sufficient public participation and intergovernmental coordination, is checked for consistency with other General Plan Elements; properly undertakes the environmental review process and contains a provision for update.

Housing Element Concept and Historical Evolution

The housing element concept has undergone an evolution over time, moving from a rather simple format directed solely toward a local audience, to a more complex format, shaped by State guidelines and by Federal and State Program dicta.

Prior to 1970, the City and County worked together to prepare housing-related planning documents for the metropolitan area (FCMA). An earlier document was the Residential Land Use and Housing Requirements of the FCMA, which was completed in September 1963 and revised in March 1964. The document contains a comprehensive history of residential development in the Fresno area, and the residential growth pattern of the metropolitan area was charted from 1872 through the mid-1960s. Conditions existing in mid-1960 were discerned and a projection of future housing requirements was established.

The City's need for housing-related information has been increasing over time. By the early 1970s, the infusion of Federal funding, State mandates related to city planning, as well as pressures from the real estate industry and developers for additional information about the City's market rate housing, gave impetus to the gathering and analysis of more complete housing data and to the development of housing plans, studies and programs related to urban renewal, neighborhood revitalization and market area housing needs.

The initial Housing Element for the City of Fresno was completed in October, 1971. The body of housing-related information was updated and developed into an interim policy plan in 1972. In June, 1975, the second Housing Element was adopted by the City Council. The most recent Element was adopted in June, 1985. Also of significance for present planning purposes are the 1991 FCMA Housing Quality Survey and the Vacant Land and Agricultural Land Survey which were completed in 1991.

Current Redevelopment and Block Grant strategies are described in the Fresno Central Area Housing Study, published in May, 1976, the Redevelopment Plan for the City's Jefferson Area adopted in 1984, the Central Area Community Plan adopted in 1989, the City Housing Assistance Plan for 1989-91 and the Draft 1991-96 Comprehensive Housing Affordability Strategy.

The 1991 Fresno County Housing Element and the 1991 Clovis Housing Element include information relevant to housing in the City of Clovis and in unincorporated portions of the FCMA.

In the late 1970s, local jurisdictions were urged to prepare a regional analysis of housing needs in the market area. The first indication of this change came in updated HUD Urban 701 Planning dicta which required that expanded regional housing elements be developed. Responding to this requirement, the local Council of Governments contracted with the County Planning Department to prepare the Fresno Regional Housing Element. The study was completed in December, 1977 and an update was prepared in 1981.

Also in 1977, the State Housing Element Guidelines required that each local jurisdiction cooperate in the development of a single Fair Share Housing Allocation Plan for their housing market area. The first Fair Share Plan was adopted in late 1980, and an update in 1984. The more recent Fresno Regional Housing Needs Plan, which meets the requirements of revised State law, was adopted in October, 1990.



CHAPTER II

*Housing Needs,
Population,
Household and
Unit Characteristics,
and Regional
Housing Needs
Evaluation*



CHAPTER II HOUSING NEEDS, POPULATION, HOUSEHOLD AND UNIT CHARACTERISTICS, AND REGIONAL HOUSING NEEDS EVALUATION

The Regional Housing Market Area and the Regional Housing Needs Plan

As indicated in Chapter I, the geographic area covered by the Housing Element generally falls within the Fresno Urban Boundary (Sphere of Influence) identified in the 1984 General Plan (reference Illustration I-1, page I-3). In most instances, analysis on that scale is adequate to determine local housing needs. However, the State requires some analysis at a greater market area level. State Housing Element Law, Government Code Chapter 1143, Article 10.6, Sections 65580 and 65589, requires development of a Regional Housing Needs Plan.

The document, adopted by the Council of Fresno County Governments (COFCG) in October 1990, defines local housing market areas. Each jurisdiction within a market area is then assigned and becomes responsible for a proportional share of the area's non-market rate household needs. Pertinent sections of the Housing Needs Plan for the City of Fresno are summarized in Appendix "C".

Housing markets are areas where local interaction has resulted in an economic and social interdependence considering the provision of housing, employment, and service opportunities. The allocations are projected, by income range, to July 1, 1996, and are based on a formula which reflects the proportion of households expected to reside in any one market area if adequate affordable housing was available. Households are redistributed by market area based upon a "same share" methodology in an effort to examine housing needs across jurisdictional boundaries and to provide a measure of each jurisdiction's responsibility for the provision of housing to meet those needs.

According to State Housing Element Law, each locality has a responsibility to facilitate improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Although local jurisdictions have evaluated needs for all households up to 120 percent of median income, due to limited resources, emphasis is placed on households with incomes of 80 percent of the median or lower.

Fresno-Clovis Metropolitan Allocation (Market) Area and the City of Fresno Component

As specified in the 1990 Regional Housing Needs Plan, the City of Fresno falls into the Fresno-Clovis Metropolitan Housing Market Area and receives an allocation of units based on the City's share of the housing need within that boundary. The Market Area also includes the City of Clovis, the unincorporated communities of Easton and Friant, and several unincorporated neighborhoods such as Calwa, Fig Garden, Malaga, and Sunnyside. The geographic boundary of the FCMA generally extends from the San Joaquin River on the north, Chateau Fresno on the west, McCall Avenue on the east, and South Avenue on the south. The FCMA is considered the largest metropolitan area in the San Joaquin Valley. It has become a major shopping, employment, and residential area with three regional shopping centers and a significant amount of office, apartment, and condominium development.

The 1990 Fresno Regional Housing Needs Plan projects that a total of 78,838 households in the FCMA will require housing assistance in 1996 because they have incomes at or below 80 percent of the area's median level. Of that amount, the City of Fresno's Same Share Allocation through July 1, 1996 is determined to be 64,531 households or 82 percent of the total.

The City's unmet subsidized housing need, based on the State criteria, can be determined by subtracting a locally derived figure of met need from the Same Share Allocation. The City's met need has been approximately determined based on information provided in the City's Block Grant related Housing Assistance Plan Performance Reports. The information has been updated based on additional data gathered during the Housing Element preparation process.

As of January 1, 1989, the City contained at least 13,040 subsidized housing units. By January 1, 1991, 2,681 more subsidized/affordable units had been constructed, and an additional 104 had financial commitments. Subtracting the 15,721 subsidized units already built from the 64,531 unit Same Share Allocation needed by July 1, 1996, which represents projected households with incomes less than 80 percent of median income, the City's unmet need is 48,810 low income units. Thus the estimate of future need encompasses 76 percent (76%) of the projected other low and very low income households and 36 percent (36%) of all households for the year 1996.

In summary, the Housing Element includes housing need statements based on several different State and Federal formulas, as well as need estimates considering available U.S. Census and local survey information. Some of the need statements are applicable only to the City of Fresno, while others are applicable to the entire FCMA or to the County.

The Housing Needs Plan will be used for program evaluation at the State level and during review of the Comprehensive Housing Affordability Strategy for program evaluation at the Federal level. The type of analysis presented in each section of the Housing Element should be carefully noted.

The City needs statement which follows, differs from other analyses in the Element due to boundary differences and varying criteria used for analysis.

Overview of Significant Housing Needs Within the Fresno City Sphere of Influence

Applying percentages that were available from the 1980 and 1990 U.S. Census, the 1990 Regional Housing Needs Plan, and from other relevant sources, the following City housing need and housing condition statements are provided:

- approximately 2,993 dwelling units need to be constructed during each of the next five and one-half (5 1/2) years or through the end of the 1996 Housing Element planning period (July 1, 1996);
- 8,930 housing units, or approximately seven percent (7%) of the total 1990 stock, are in need of rehabilitation;
- 651 housing units or approximately .5 percent of the total 1990 stock are deteriorated to a point that necessitates demolition;
- as of January, 1989, at least 55,324 or 45 percent of the total City households had very low and low incomes and were in need of housing assistance based on Block Grant Housing Assistance Plan criteria; and
- as of April, 1990, approximately 16,022 households in the City of Fresno, or 13.2 percent of the total, experienced overcrowded conditions.

The housing needs and overview facts are further described in subsections of this chapter. These subsections provide more detailed analysis of housing needs and problems, particularly as they relate to special groups within the population. Geographical distribution is also discussed. The 1989-1991 City and County Block Grant Housing Assistance Plans, the Draft 1991-1996 Comprehensive Housing Affordability Strategy and the 1990 Regional Housing Needs Plan provide additional needs statements and should be referenced while addressing geographic concentrations and the distribution of unmet housing need based on income and housing quality.

These reports also provide analysis of special group needs, which include the elderly, minorities, large families, female headed households, the handicapped, students, Southeast Asians, migrant farm workers and the homeless.

POPULATION CHARACTERISTICS AND THEIR RELATIONSHIP TO HOUSING NEED

Population Growth

Referencing Table II-1 and Exhibit II-1, between 1990 and 1996, the FCMA is projected to gain approximately 95,700 people. This is an average annual increase of approximately 15,900 residents. FCMA population growth can be broken down into previously established community planning areas (reference Illustration II-1 - Community Plan Areas Map) as follows:

TABLE II-1

POPULATION GROWTH AND PROJECTIONS COMMUNITY PLAN AREAS AND FCMA, 1980, 1990, 1996			
Community Plan Area	1980	1990	1996 *1
Bullard	49,600	66,300	85,200
Central	10,400	16,000	16,600
Clovis	39,500	56,500	70,900
Edison	21,400	22,300	23,300
Fresno High	48,000	53,700	54,900
Hoover	46,600	50,500	51,400
McLane	39,500	43,400	45,400
Roosevelt	70,300	105,200	124,400
West	13,100	24,800	44,000
Woodward Park	5,800	21,800	36,200
Remaining FCMA including Easton	14,600	17,000	20,800
Total FCMA	358,800	477,500	573,100
<i>Note: Totals may not equal sums due to rounding error.</i>			
<i>Source: City of Fresno, Development Department, Statistical Abstract, May 1991.</i>			
<i>*1 Preliminary Data, Projection Date: July 1, 1996</i>			

EXHIBIT II-1

POPULATION GROWTH AND PROJECTIONS
COMMUNITY PLAN AREA, 1980-1996

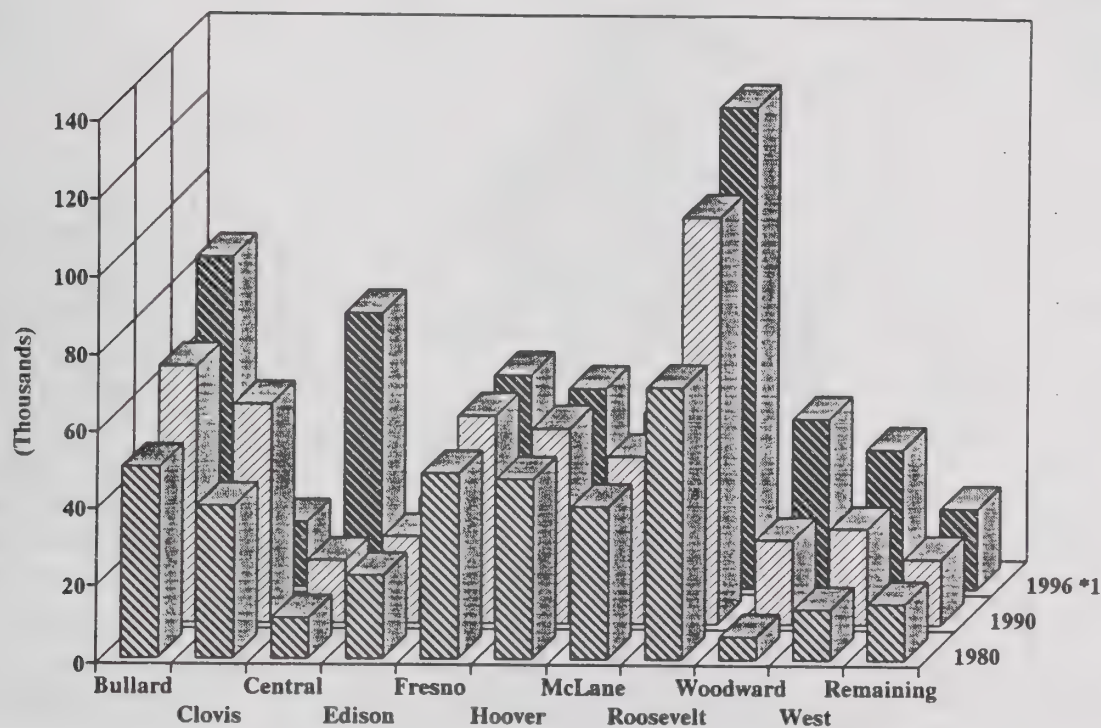


Table II-1 and Exhibit II-1 indicate that the FCMA will experience a significant gain in population between 1990 and 1996, but that the Edison and McLane Communities will experience only very small gains during the same period. The largest increases in population will occur in the Woodward Park, Roosevelt, West and Bullard Community Plan areas. Significant population growth will also occur in the Clovis Community Plan area.

Table II-2 identifies population by Council District as of April 1, 1991. Further, Council District boundaries are depicted in Illustration II-2.

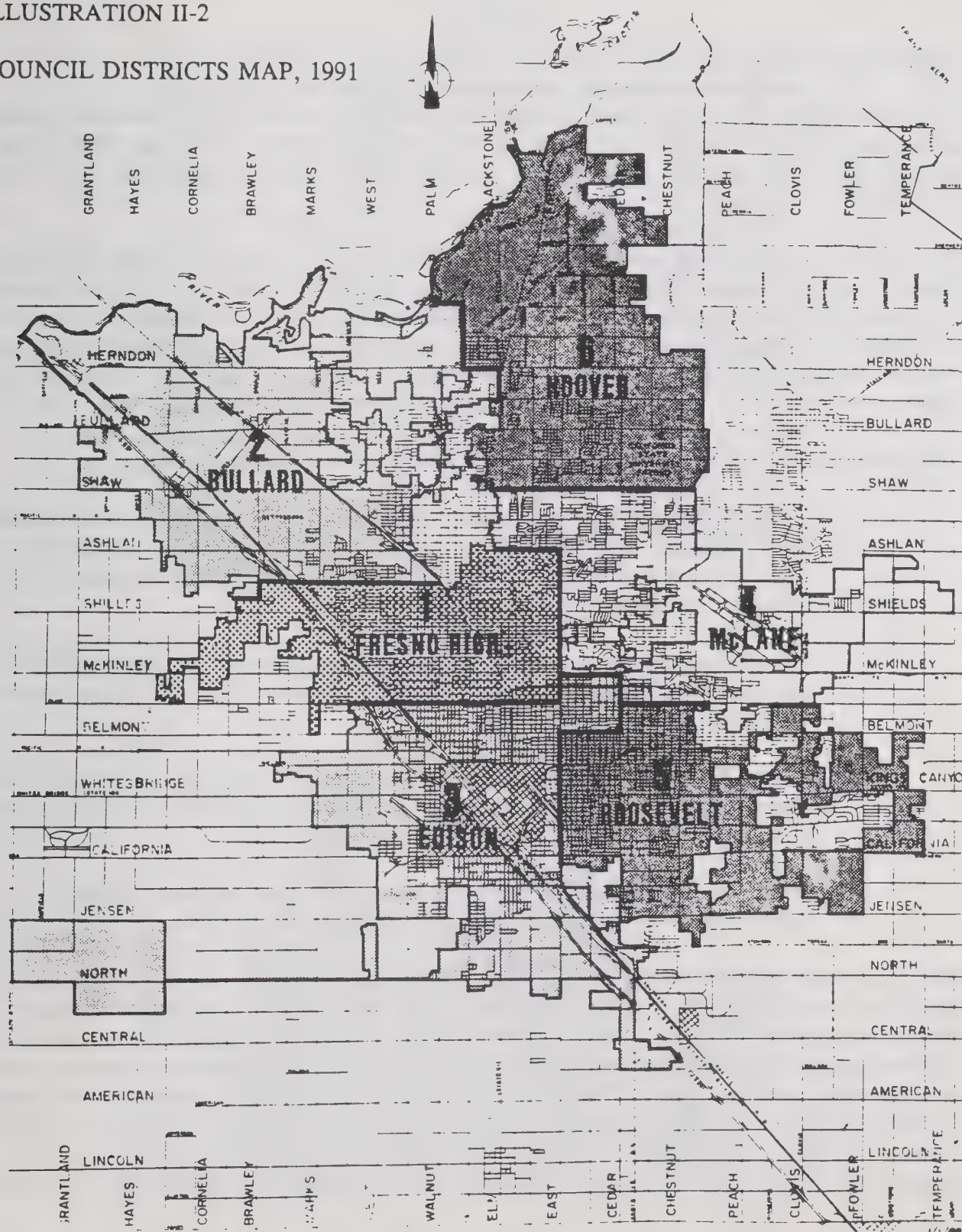
TABLE II-2

POPULATION BY COUNCIL DISTRICT CITY OF FRESNO, APRIL 1, 1991	
Council District	Population
1 Fresno High	58,019
2 Bullard	55,622
3 Edison	60,716
4 McLane	52,627
5 Roosevelt	68,404
6 Hoover/Woodward	58,814
City of Fresno Total	354,202
SOURCE: 1990 U.S. Census.	



ILLUSTRATION II-2

COUNCIL DISTRICTS MAP, 1991



Age Group Changes

Analysis of age group changes can provide valuable insight in determining future housing needs within the FCMA. Table II-3 compares age group changes between 1970 and 1990 for the County, the FCMA and the City of Fresno. A graphic view of age characteristics is provided in Exhibit II-2, II-3, and II-4.

Trends associated with age group information are expected to change the shape of housing demand during the coming decade. The past and present growth of the eighteen to twenty-nine (18-29) age group will be reflected in the thirty and above (30+) age group in the coming years. The prime age group for entrance into the rental market is twenty to twenty-nine (20-29) and the primary age group for purchasing homes is thirty to forty-five (30-45). Therefore, the demand for both renter- and owner-occupied housing is expected to increase through 1996.

Trends associated with the various age groups are summarized as follows:

- . the under 18 age group population share in the FCMA increased 2.4 percentage points between 1980 and 1990. While the increase for the County and the FCMA was within .9 percentage points, or between 1.5 and 2.4 percent, the City of Fresno's increase was 3.8 percentage points;
- . the eighteen to twenty-nine (18-29) age group share of the total population declined significantly during the period. The overall FCMA reduction was 4.0 percentage points;
- . the percentage of persons in the thirty to sixty-one (30-61) age group has shown consistent increases. Overall, this age group share increased by 1.7 percentage points within the FCMA between 1980 and 1990; and
- . within the FCMA, the 62 and over age group share decreased slightly by .1 percentage point, but increased numerically by 14,892 persons.

The median age within the FCMA for April 1, 1990 was 25.1 years. This compares to 25.1 years for Fresno County as a whole. The median age within the FCMA subarea varies to a degree, ranging from 25.3 years for Clovis residents and 26.5 years for City of Fresno residents. The median age of residents located in each area provides a direct correlation to the age of the housing stock. Younger persons tend to live in new housing stock while older persons reside in older housing. Table II-4 identifies population age characteristics by City Council District. Certain historical factors continue to have an impact on the age of housing structures within the community. Persons born in the post World War II baby boom between 1946 and 1955 were

TABLE II-3

POPULATION AGE CHARACTERISTICS FOR FRESNO COUNTY, THE FCMA AND THE CITY OF FRESNO, 1970-1990						
Fresno County	April 1, 1970		April 1, 1980		April 1, 1990	
	Number	%	Number	%	Number	%
Under 18	149,002	36.1	153,456	29.8	209,036	31.3
18-29	77,913	18.8	119,462	23.2	132,776	19.9
30-61	139,963	33.9	178,058	34.6	242,156	36.3
62 and Over	46,431	11.2	63,645	12.4	83,522	12.5
Total	413,309		514,621		667,490	
FCMA	April 1, 1970		April 1, 1980		April 1, 1990	
	Number	%	Number	%	Number	%
Under 18	100,114	34.6	101,539	28.3	146,699	30.7
18-29	55,469	19.2	86,615	24.1	95,884	20.1
30-61	100,373	34.7	125,257	34.9	174,500	36.6
62 and Over	33,287	11.5	45,414	12.7	60,306	12.6
Total	289,243		358,825		477,389	
City of Fresno	April 1, 1970		April 1, 1980		April 1, 1990	
	Number	%	Number	%	Number	%
Under 18	54,477	32.9	60,912	27.9	112,427	31.7
18-29	35,300	21.3	56,939	26.1	75,138	21.2
30-61	54,578	32.9	71,690	32.9	123,924	35.0
62 and Over	21,300	12.9	28,661	13.1	42,713	12.1
Total	165,655		218,202		354,202	
Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980, and 1990.						

EXHIBIT II-2
 POPULATION AGE CHARACTERISTICS
 FRESNO COUNTY, 1970-1990

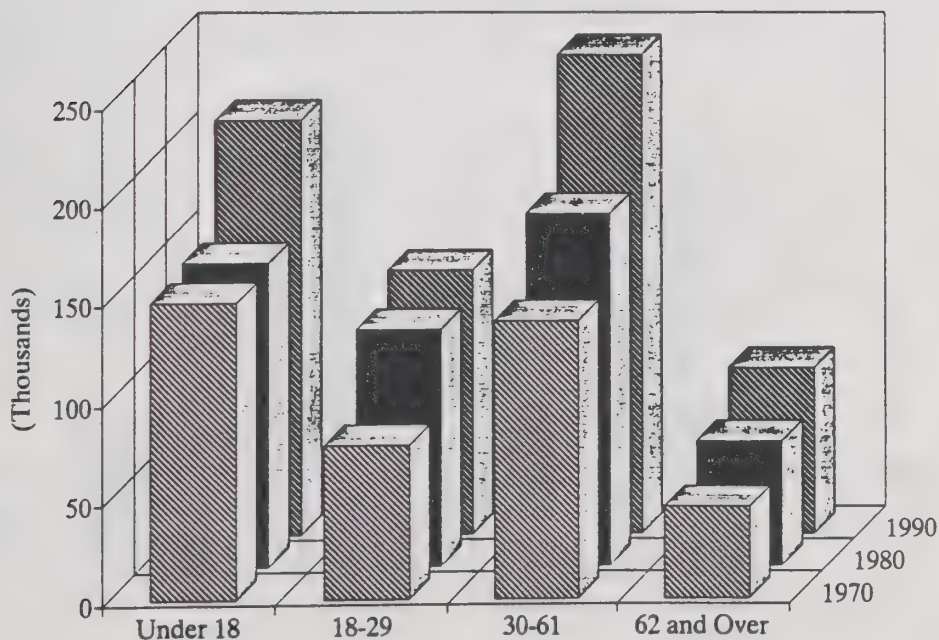


EXHIBIT II-3
POPULATION AGE CHARACTERISTICS
FCMA, 1970-1990

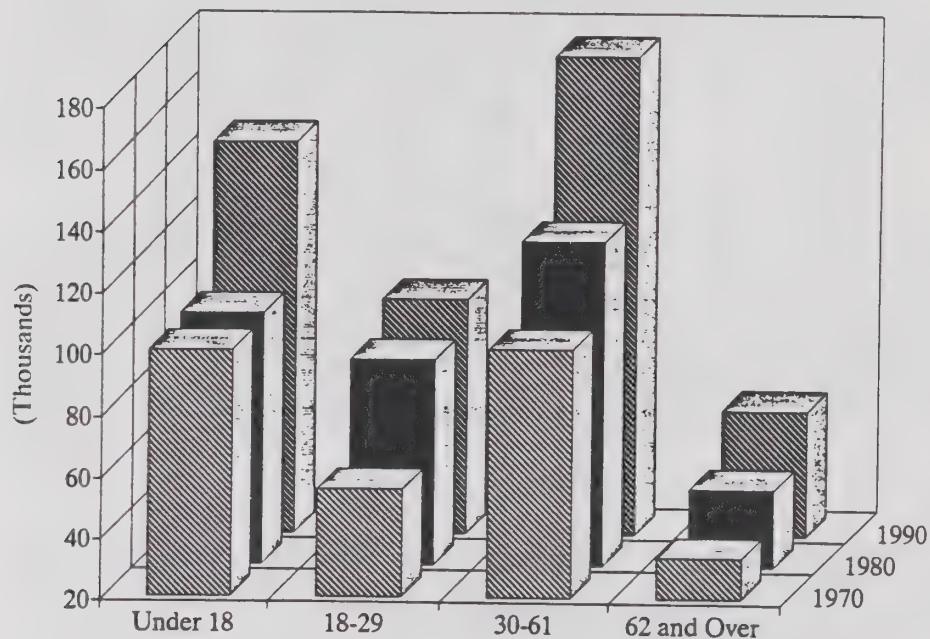
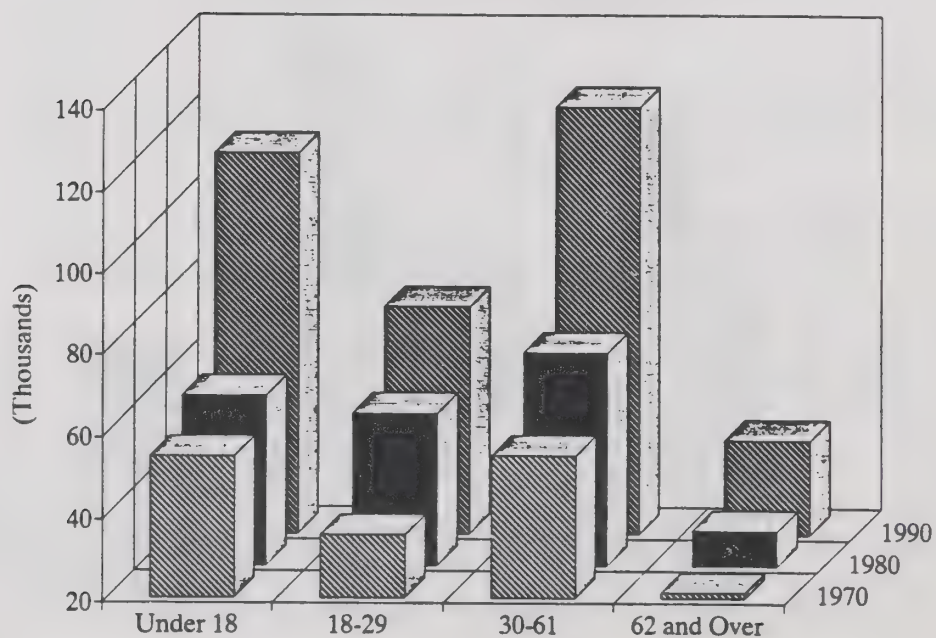


EXHIBIT II-4
POPULATION AGE CHARACTERISTICS
CITY OF FRESNO, 1970-1990



in the 35 to 44 year old age group at the time of the 1990 Census and continue to create a bulge in the population pattern. Since that group is also still within childbearing years, they are continuing to have an impact on the birth rate as evidenced by the increase in the proportion of persons in the zero to eighteen (0-18) year age group as of 1990. Persons born prior to 1945 continue to be impacted by the depression era birth rate decline.

TABLE II-4

POPULATION UNDER 18 YEARS OF AGE AND 18 YEARS OF AGE AND OLDER BY COUNCIL DISTRICT CITY OF FRESNO, APRIL 1, 1990					
Council District	Population	Under 18 Years of Age Number	Percent	18 Years of Age or Older Number	Percent
1 Fresno High	58,019	16,968	29.2%	41,051	70.8%
2 Bullard	55,622	16,058	28.9%	39,564	71.1%
3 Edison	60,716	23,156	38.1%	37,560	61.9%
4 McLane	52,627	14,301	27.2%	38,326	72.8%
5 Roosevelt	68,404	26,797	39.2%	41,607	60.8%
6 Hoover/Woodward	58,814	15,147	25.8%	43,667	74.2%
City of Fresno Total	354,202	112,427	31.7%	241,775	68.3%

SOURCE: 1990 U.S. Census.

Very minor changes can be seen at the upper end of the age group spectrum, with the population share of persons over age 62 changing by less than one-tenth of one (1/10) percentage point within both the FCMA and Fresno County since 1980. Within the City of Fresno, the proportion of persons 62 years of age and older decreased by a full percentage point between 1980 and 1990, but increased numerically by 14,052 persons.

The City of Fresno itself attracts a larger proportion of certain age groups than do suburban and rural portions of the County. In 1990, this was true of the eighteen to twenty-nine (18-29) year age group. It is hypothesized that colleges and job opportunities attract this young adult group. By 1990, the City of Fresno also surpassed the County in terms of the percentage of the population in the under eighteen (18) year age group. This can, in part, be attributed to the large influx of Southeast Asian refugees who tend to have large families.

Household Size

One of the ways to classify households, and to relate their characteristics to the shape of housing needs, is to evaluate changes in the average number of persons that they contain. As illustrated

1 in Table II-5 and Exhibit II-5, household size was greater within the City in 1990 than in 1980,
2 changing from 2.59 to 2.84 persons. As a result, the general conclusion must be that if
3 household size is related to the shape of housing needs, then the absolute necessity for larger
4 sized housing units is increasing again. This increase is likely to be attributable to the influx
5 of Southeast Asians and the continued increase in the minority population which experience
6 higher birth rates than the non-minority population group.

7
8 It was noted that household size has fluctuated between 1970 and 1990, the low point occurred
9 in 1979 when household size diminished to 2.59 persons per unit. Since that time it has
10 gradually increased to 2.84. Over this ten-year time frame, the greatest increase in average
11 household size occurred in single family attached units and multiple family units, while smaller
12 increases have occurred among households occupying mobile home and single-family (detached)
13 units. This increase may suggest that many larger families are living in apartments, and that it
14 has become more difficult for these families to purchase or even rent single family homes in the
15 City of Fresno. Persons participating in the market should also note that, in addition to the
16 reversal of the household size trend, which affects demand, other factors (particularly income)
17 affect the amount of space and type of amenities that residents want and will buy.

18
19 Table II-6 and Exhibit II-6 compare household size trends for Fresno County, the FCMA and
20 the City of Fresno from 1970 through 1990. Fresno County maintained the highest average
21 household size for each year examined. The City of Fresno maintained the lowest average until
22 1990, when it surpassed the FCMA average by one-tenth of one percent (.01%).

23
24 Between 1980 and 1990, average household size for Fresno County, the City of Fresno, and the
25 FCMA increased from 2.83 to 2.96 persons per dwelling unit for Fresno County, from 2.59 to
26 2.84 persons per dwelling unit for the City of Fresno and from 2.68 to 2.83 persons per
27 dwelling unit for the FCMA.
28

TABLE II-5

POPULATION AND AVERAGE HOUSEHOLD SIZE BY HOUSING TYPE CITY OF FRESNO April 1, 1980 - April 1, 1990		
	April 1, 1980	April 1, 1990
Population by Housing Type		
Single Family Unit, Detached	147,711	209,678
Single Family Unit, Attached	7,206	10,952
2-4 Units	16,371	41,653
5+ Units	37,625	73,644
Mobile Home	2,900	6,728
Group Quarters	5,533	7,735
Other		3,812
Total	217,346	354,202
Average Household Size		
Single Family Unit, Detached	2.91	3.06
Single Family Unit, Attached	2.06	2.76
2-4 Units	2.30	2.86
5+ Units	1.96	2.47
Mobile Home	2.05	1.95
Total	2.59	2.84
Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1980, 1990.		

EXHIBIT II-5

POPULATION BY HOUSING TYPE
CITY OF FRESNO, 1980-1990

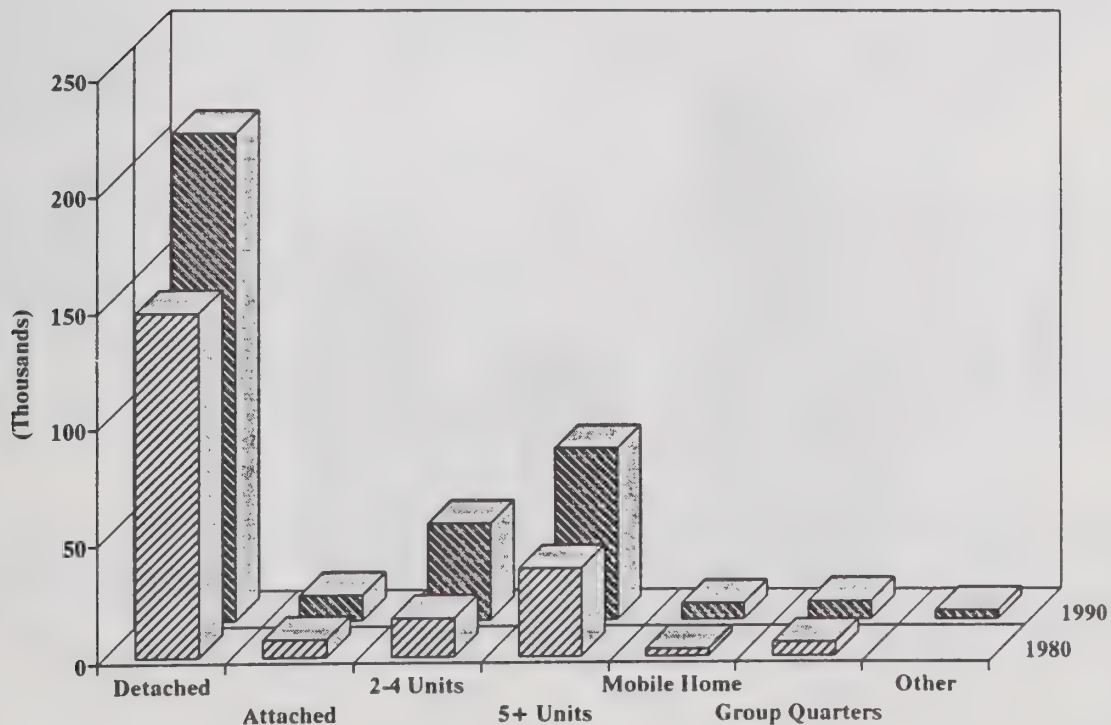
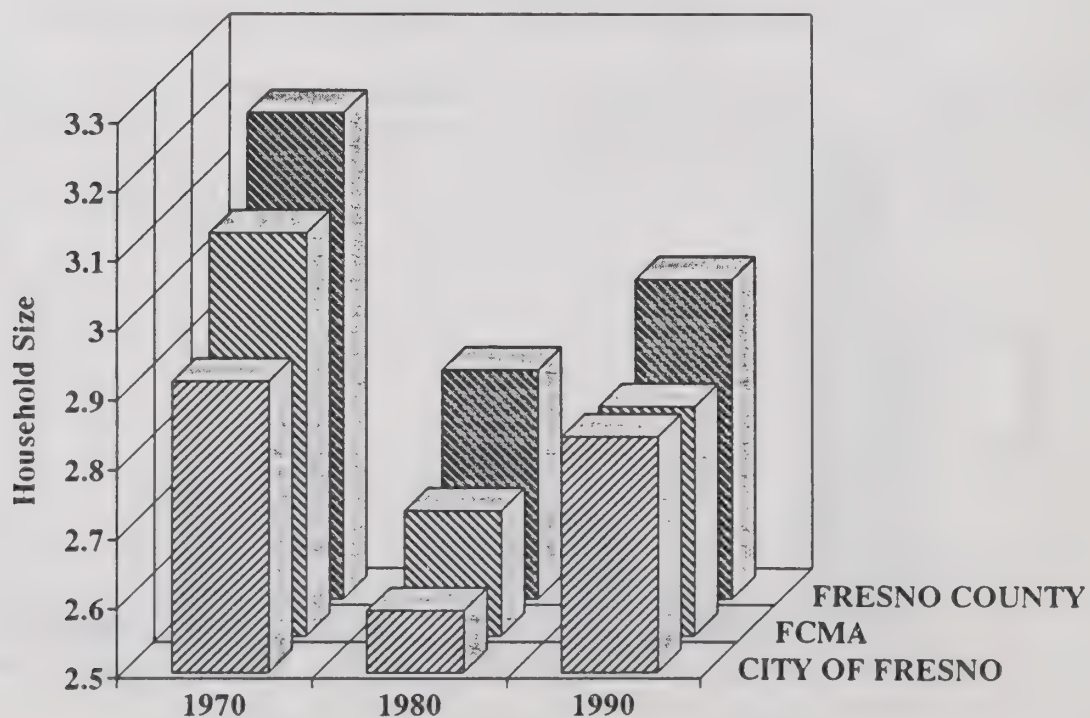


TABLE II-6

AVERAGE HOUSEHOLD SIZE FOR FRESNO COUNTY, THE FCMA AND THE CITY OF FRESNO, 1970-1990				
Area	Year	Number of Households	Population in Households	Average Household Size
Fresno County	1970	126,752	405,851	3.20
	1980	178,624	505,161	2.83
	1990	220,933	654,970	2.96
FCMA	1970	92,091	283,812	3.08
	1980	131,775	352,614	2.68
	1990	165,718	469,058	2.83
City of Fresno	1970	55,274	161,267	2.92
	1980	81,996	212,632	2.59
	1990	121,807	346,467	2.84

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980 and 1990.

EXHIBIT II-6
AVERAGE HOUSEHOLD SIZE
COUNTY, FCMA, CITY OF FRESNO, 1970-1990



Ethnic Composition

The local ethnic composition within Fresno County has shown dramatic changes between 1970 and 1990. Those changes are illustrated on Table II-7 and Exhibits II-7, II-8, and II-9 for Fresno County, the FCMA and the City of Fresno. Note that the 1980 and 1990 Census data has been adjusted to eliminate overlaps between the ethnic categories.

Countywide, the minority population increased from 35.02 percent of the total population in 1970 to 38.42 percent in 1980, and then to 49.27 percent in 1990, indicating a 14.25 percentage point increase over the twenty-year period. Within the FCMA, the total minority population increased by 15.27 percentage points, changing from 29.45 percent in 1970 to 44.72 percent in 1990. The City of Fresno minority share increased 19.30 percentage points, or from 31.32 percent in 1970 to 50.62 percent in 1990.

Excluding the large influx of Southeast Asian refugees which contributed significantly to the Asian/Pacific Islander ethnic category, the Hispanic population has experienced the greatest consistent growth rate of any minority group, changing countywide from 25.22 percent of the 1970 population to 35.45 percent of the 1990 population. Over the same period, the FCMA Hispanic population increased from 19.21 percent of all persons in 1970 to 27.30 percent in 1990. Thus, by 1990, the proportion of Hispanic persons within the County as a whole, exceeded the FCMA proportion of Hispanic persons by 8.15 percentage points, increasing considerably from the 6.01 percentage point spread which existed in 1970. The Hispanic population in the City of Fresno increased 11.87 percentage points over the 1970-1990 time period. This can be attributed to a higher birth rate in comparison to other ethnic age groups and to in-migration.

The Black population countywide has slightly decreased proportionally between 1970 and 1990, changing from 4.93 percent of the total population to 4.69 percent. Within the FCMA, the Black population has also decreased slightly from 6.44 percent in 1970 to 6.28 percent in 1990. The Black population within the County is predominantly located in urban areas, the largest concentration being within the City of Fresno where the proportion also decreased from 9.56 percent in 1970 to 7.81 percent in 1990. The proportionate decreases in the Black population group can be attributed to a decreasing birth rate/family size for this stable population group and an increase in the Hispanic and Asian/Pacific Islander ethnic populations.

Other minorities within the County, which predominantly include Asian/Pacific Islanders and Native Americans (American Indians), have increased dramatically from 4.35 percent of the population in 1970 to 8.11 percent in 1990. Within the FCMA, the Asian/Pacific Islander group has increased to 10.10 percent of the total population in 1990 primarily caused by the influx of the Southeast Asian refugees.

TABLE II-7

ETHNIC/RACE BREAKDOWN FOR THE GENERAL POPULATION, 1970 - 1990						
	1970		1980		1990	
	Number	%	Number	%	Number	%
Fresno County						
White other than Hispanic	268,418	64.98	316,895	61.58	338,595	50.73
Total Minority	144,635	35.02	197,726	38.42	328,895	49.27
Hispanic	104,177	25.22	150,790	29.30	236,634	35.45
Black	20,370	4.93	24,557	4.77	31,311	4.69
Other	20,088	4.86	22,379	4.35	60,950	9.13
Asian and Pacific Islander			14,777	2.87	54,110	8.11
American Indian, Eskimo, Aleut			2,952	0.57	5,070	0.76
Remaining Other			4,650	0.90	1,770	2.70
Total Population	413,053	100.00	514,621	100.00	667,490	100.00
FCMA						
White other than Hispanic	204,009	70.53	240,957	67.15	263,878	55.27
Total Minority	85,234	29.45	117,858	32.85	213,511	44.72
Hispanic	55,552	19.21	79,373	22.12	130,345	27.30
Black	18,628	6.44	23,123	6.44	30,001	6.28
Other	11,054	3.82	15,373	4.28	53,165	11.14
Asian and Pacific Islander			9,642	2.69	48,208	10.10
American Indian, Eskimo, Aleut			2,102	0.59	3,692	0.77
Remaining Other			3,626	1.01	1,265	0.26
Total Population	289,243	100.00	358,823	100.00	477,389	100.00
City of Fresno						
White other than Hispanic	113,992	68.68	136,800	62.69	174,893	49.38
Total Minority	51,980	31.32	81,402	37.31	179,309	50.62
Hispanic	29,880	18.00	51,489	23.60	105,787	29.87
Black	15,875	9.56	20,106	9.21	27,653	7.81
Other	6,225	3.75	9,807	4.49	45,869	12.95
Asian and Pacific Islander			6,111	2.80	42,211	11.92
American Indian, Eskimo, Aleut			1,253	0.57	2,556	0.72
Remaining Other			2,443	1.12	1,102	0.31
Total Population	165,972	100.00	218,202	100.00	354,202	100.00

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980 and 1990

EXHIBIT II-7
 ETHNIC/RACE BREAKDOWN
 FRESNO COUNTY, 1970-1990

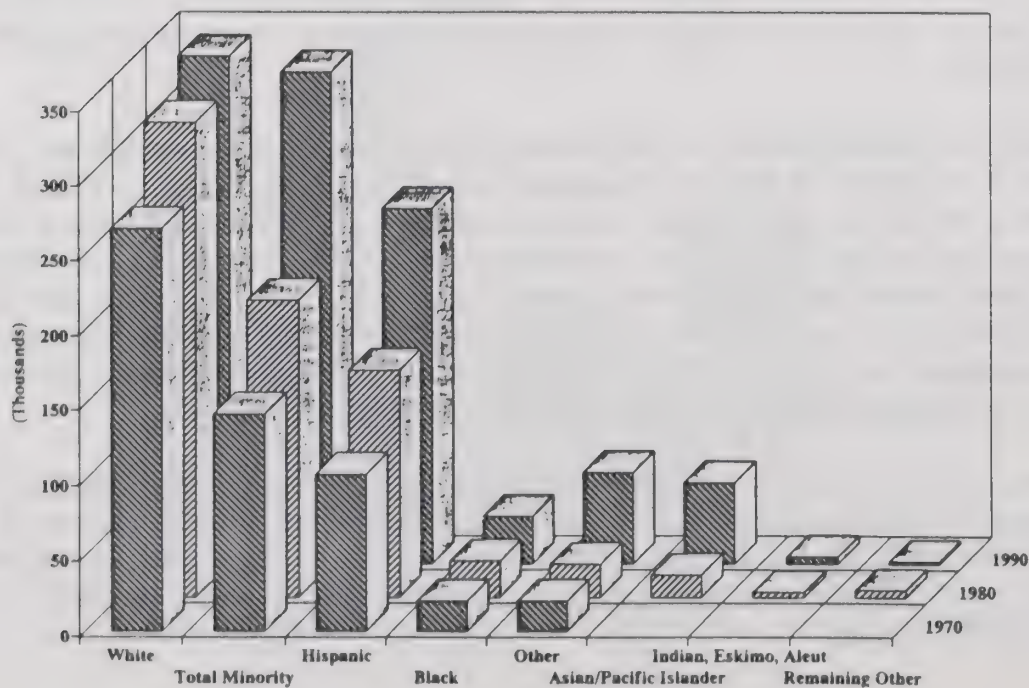


EXHIBIT II-8
 ETHNIC/RACE BREAKDOWN
 FCMA, 1970-1990

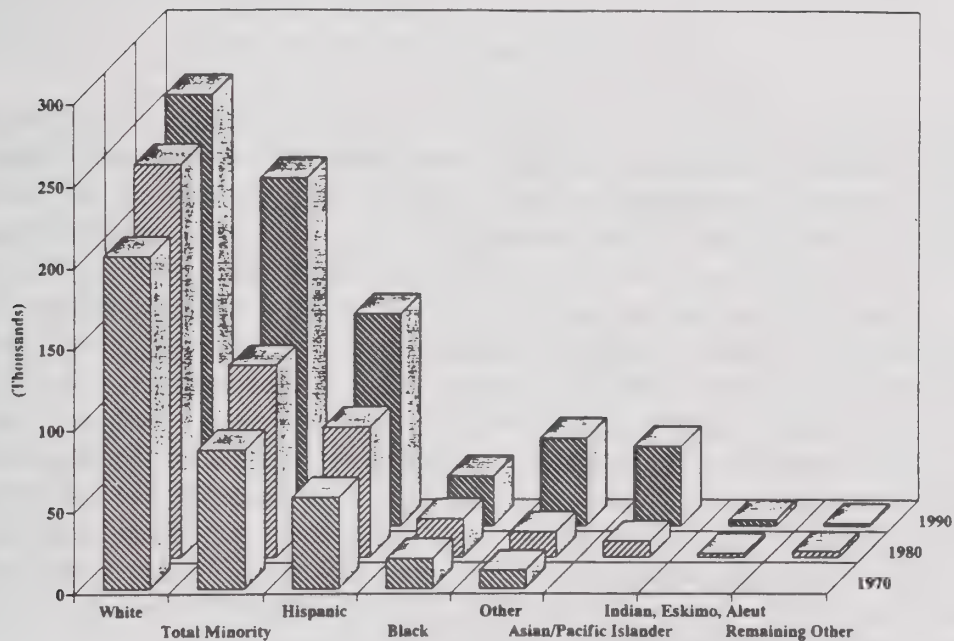
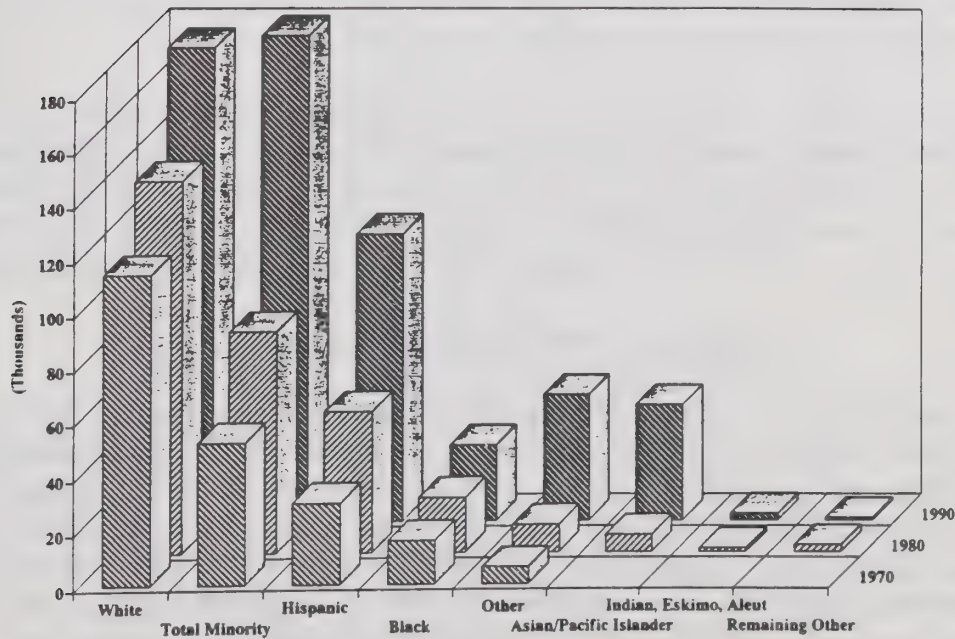


EXHIBIT II-9
 ETHNIC/RACE BREAKDOWN
 CITY OF FRESNO, 1970-1990



1 The Fresno County Department of Social Services estimates that 47,200 Southeast Asians were
2 living in Fresno County in 1990; over 98 percent live within the FCMA. Of the Southeast Asian
3 ethnic group, approximately 29,800 are Hmong, 9,900 Lowland Lao, 5,100 Cambodian and
4 2,400 are Vietnamese.

5 6 Ethnic Distribution by Census Tract

7
8 Considering the distribution of ethnic groups within the FCMA, a high percentage of the
9 Hispanic population lives south of McKinley Avenue in the Roosevelt and Edison Community
10 Plan areas while other concentrations are located in Highway City and in Pinedale. Census
11 Tracts 4 and 12 contain the highest percentage of Hispanics both with 70.3 percent. Census
12 Tract 8 contains 68.4 percent and Census Tract 26 contains 63.2 percent. Census Tracts 1, 5,
13 6, 13, 15, 27 and 44.04 all contain more than 50 percent Hispanics, and Census Tracts 3, 7, 11,
14 18, 19, 24 and 42.01 contain more than 40 percent. As the Hispanic group grows in number,
15 dispersion occurs and certain high density areas such as in Census Tracts 1, 8, 11, 22, 26, 29.01
16 and 30, show significant increases in the number of such residents. It should also be noted that
17 in some Census Tracts, the Hispanic population has been replaced as the largest minority group
18 by another ethnic group, the Asian/Pacific Islander. For example, the Asian/Pacific Islander
19 population in Census Tract 25 had grown from 1.4 percent in 1980 to 38.6 percent in 1990.
20 In Census Tract 29.0, the percentage changed from 2.4 to 35.7 percent, and in Census Tract
21 54.03 from 5.6 to 41.7 percent. Illustration II-3 depicts the locations of 1990 census tracts
22 within the FCMA.

23
24 Forty percent (40%) of the Black population lives to the south of Belmont Avenue and west of
25 First Street (West Fresno) with other small concentrations in Pinedale and south of Ventura
26 Street in the Fairground/Calwa area. Census Tracts 9, 10 and 11 contain 50 percent or more
27 Blacks while Census Tracts 2 and 7 contain over 40 percent.

28
29 Asian/Pacific Islanders are more than 30 percent of the total population in Census Tracts 25, 28,
30 and 29.02, and twenty percent in Census Tracts 13, 24, 34, and 44.04. This group's growth
31 is also evident in Census Tracts 2, 3, 5, 6, 8, 9, 14.06, 23, 27, 37, 52.02, 53.03 and 54.07
32 where over ten percent of the population fell into this category. In 1980, this group's greatest
33 concentration was in Census Tract 3 where they were only 11.8 percent of the population.

34 35 Ethnic Distribution by Community Plan Area

36
37 Table II-7 and Exhibit II-9 clearly indicate that the Hispanic group within the City more than
38 doubled its size from 51,489 to 105,789 persons; an increase of 54,300 persons between 1980
39 and 1990. This group represented almost thirty percent (30%) of the City's total population in
40 1990, compared to twenty-four percent (24%) in 1980. Table II-8 and Exhibit II-10 identify the
41 ethnic/race distribution by Community Plan area. The information produced indicates that the
42 highest concentration of the Hispanic population was located in the Roosevelt and Fresno High
43 Community Plan areas, with 45,135 or 42.9 percent and 16,664 or 31.05 percent, respectively.
44 The greatest concentration of the Black population was located in the Edison area, comprising
45 10,465 or 47.02 percent of the total population for that area. The next highest concentration of
46

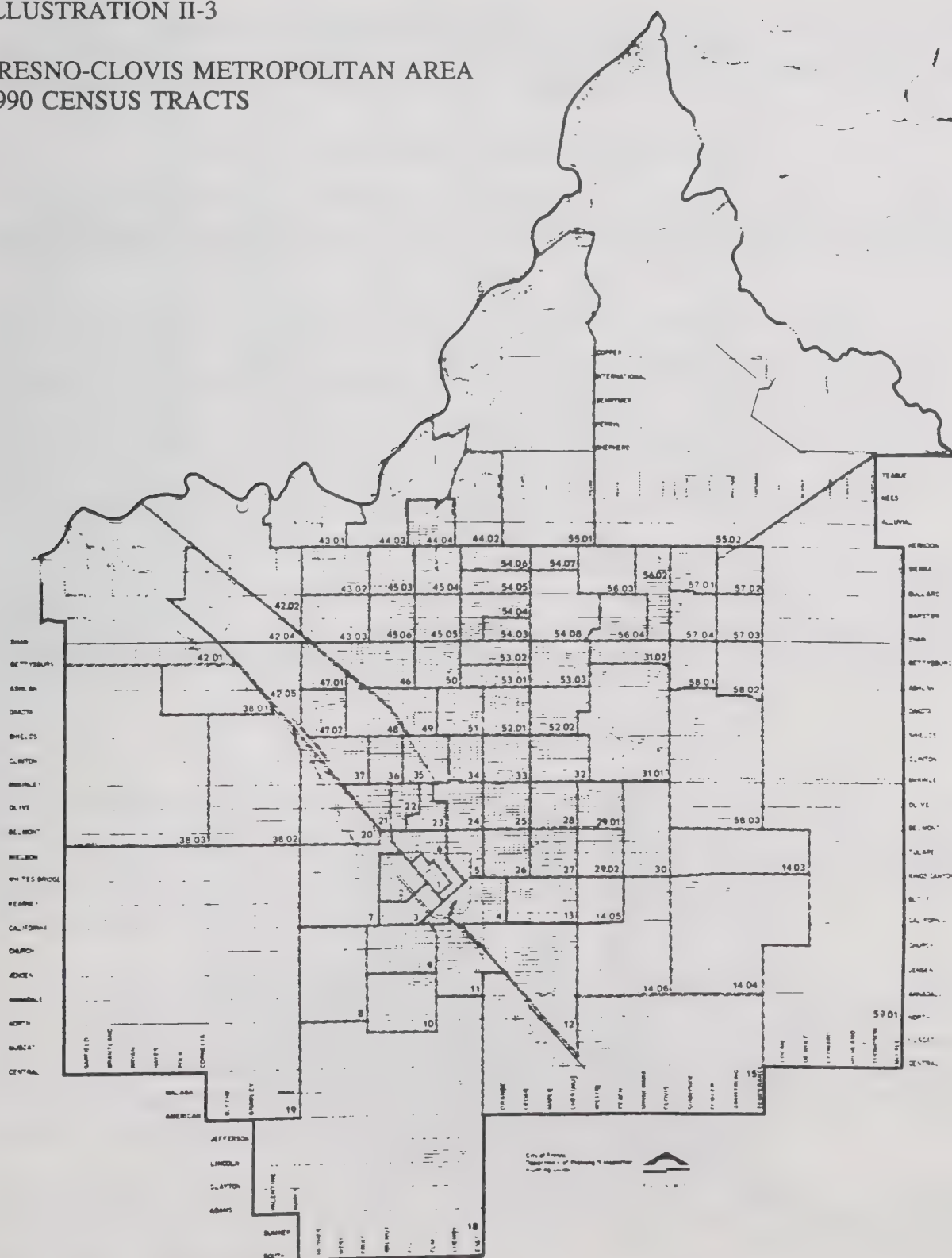
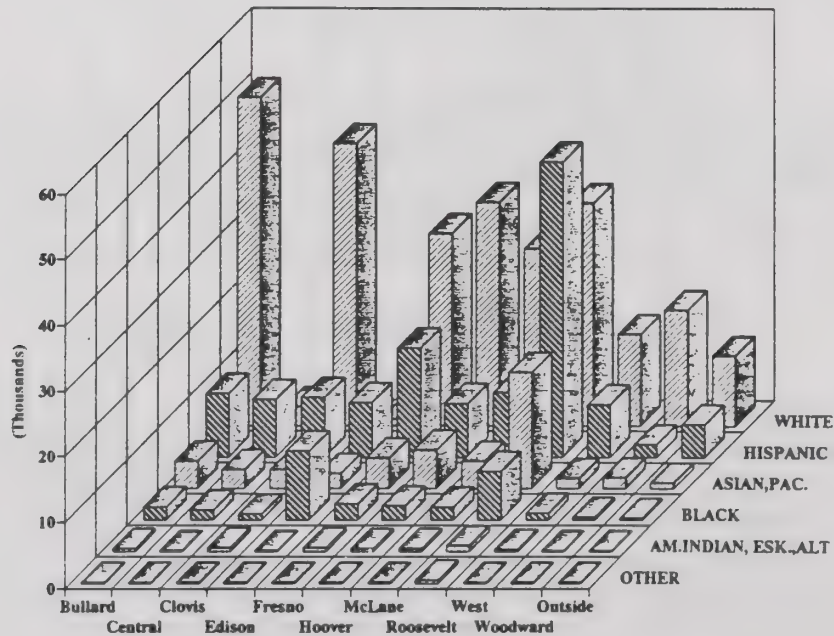
FRESNO-CLOVIS METROPOLITAN AREA
1990 CENSUS TRACTS

TABLE II-8

ETHNIC/RACE DISTRIBUTION BY COMMUNITY PLAN AREA (FCMA), 1990							
Community Plan Area	Total Pop.	Hispanic	White	Black	Amer. Ind. Esk. Alt.	Asian Pac.	Other
Bullard	66,331	9,671 14.58%	50,182 75.65%	1,899 2.86%	392 0.59%	4,084 6.16%	103 0.16%
Central	15,963	8,664 54.28%	2,789 17.47%	1,458 9.13%	116 0.73%	2,875 18.01%	61 0.38%
Clovis	56,533	9,097 16.09%	43,057 76.16%	876 1.55%	610 1.08%	2,827 5.00%	66 0.12%
Edison	22,258	8,219 36.93%	1,070 4.81%	10,465 47.02%	95 0.43%	2,290 10.29%	119 0.53%
Fresno	53,676	16,664 31.05%	29,309 54.60%	2,444 4.55%	524 0.98%	4,606 8.58%	129 0.24%
Hoover	50,468	8,134 16.12%	34,080 67.53%	2,051 4.06%	346 0.69%	5,763 11.42%	94 0.19%
McLane	43,353	9,841 22.70%	26,977 62.23%	1,868 4.31%	407 0.94%	4,110 9.48%	150 0.35%
Roosevelt	105,216	45,135 42.90%	33,931 32.25%	7,295 6.93%	774 0.74%	17,688 16.81%	393 0.37%
West	24,808	7,921 31.93%	14,057 56.66%	971 3.91%	229 0.92%	1,537 6.20%	93 0.37%
Woodward Park	21,838	1,944 8.90%	17,737 81.22%	443 2.03%	88 0.40%	1,604 7.34%	22 0.10%
Outside	16,945	5,055 29.83%	10,689 63.08%	231 1.36%	111 0.66%	824 4.86%	35 0.21%
Total	477,389 100.00	130,348 27.30%	263,883 55.28%	30,002 6.28%	3,692 0.77%	48,209 10.10%	1,265 0.26%

Source: 1990 U.S. Census.

EXHIBIT II-10
 ETHNIC/RACE DISTRIBUTION BY COMMUNITY PLAN AREA (FCMA) 1990



the Black population was located in the Roosevelt area, with 7,295 or 6.93 percent of the total. The highest concentration of Asian/Pacific Islanders was also in the Roosevelt Community Plan area, with 17,688 or 16.81 percent, respectively. The second highest concentration of this group was found in the Hoover area, with 5,763 or 11.42 percent of the total.

Ethnic Distribution by Council District

Referencing Table II-9, Council Districts 3 and 5 (Edison and Roosevelt) had the highest concentrations of Hispanic population, estimated to be 41.2 percent and 46.7 percent in 1990 (reference Illustration II-2 Council District Map).

The second largest ethnic population within the City are the Asian/Pacific Islanders who are approximately twelve percent (12%) of the population. As noted earlier, the large influx of Southeast Asians has increased this population group from 2.8 percent of the total population in 1980 to 11.92 percent in 1990. The 1990 Census indicates that 42,212 Asian/Pacific Islanders are located within the six (6) council districts. Council Districts 3 and 5 (Edison and Roosevelt) have the largest numbers. Over eighteen percent (18%) of Council District 3's population and approximately sixteen percent (16%) of the population in District 5 fall into this group.

It is estimated that over 46.5 percent of all Blacks in the City of Fresno lived in District 3 (Edison) in 1990. This represents a decline since 1980, when approximately 67 percent of all Blacks lived within District 3. Thus, although a large portion of the Black population is still concentrated in District 3, significant decentralization and integration into other neighborhoods has occurred.

Handicapped Population

U.S. Census data for 1980 indicated that approximately nine percent (9%) of the total population suffers from some type of handicap which may hamper their ability to earn an adequate income. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

Table II-10 and Exhibit II-11 identify the number and percent of disabled population between sixteen to sixty-four (16-64) years of age for years 1970, 1980 and 1990. The group increased by 3.1 percentage points within the City and 2.3 percentage points within the County between 1970 and 1980. The reason for these increases has not been determined. Since 1990 Census information related to the disabled was not yet available, the 1980 percentage of disabled population was applied to total the population estimated by the 1990 Census.

According to the 1989-1991 Fresno City Housing Assistance Plan, on January 1, 1988 there were approximately 6,430 or 5.5 percent of all households within the City who were headed by lower income handicapped persons. Applying the same percentage to the total number of

TABLE II-9

POPULATION BY RACE/ETHNIC CLASSIFICATION AND BY COUNCIL DISTRICT CITY OF FRESNO, APRIL 1, 1990							
Council District	Total Pop.	Hispanic	White	Black	Amer.Ind. Esk, Alt.	Asian Pac.	Other
1 Fresno	58,019	15,757 27.16%	33,432 57.62%	2,745 4.73%	487 0.84%	5,403 9.31%	195 0.34%
2 Bullard	55,622	10,630 19.11%	39,188 70.45%	2,062 3.71%	379 0.68%	3,230 5.81%	133 0.24%
3 Edison	60,716	26,824 44.18%	9,091 14.97%	12,855 21.17%	455 0.75%	11,224 18.49%	267 0.44%
4 McLane	52,627	12,644 24.03%	31,942 60.70%	2,756 5.24%	447 0.85%	4,722 8.97%	116 0.22%
5 Roosevelt	68,404	31,951 46.71%	19,033 27.82%	5,578 8.15%	469 0.69%	11,089 16.21%	284 0.42%
6 Hoover	58,814	7,981 13.57%	42,207 71.76%	1,657 2.82%	319 0.54%	6,543 11.12%	107 0.18%
Total	354,202 100.00	105,789 29.87%	174,895 49.38%	27,653 7.81%	2,556 0.72%	42,212 11.92%	1,102 0.31%
<i>Note: The Hispanic classification includes all people who claim Hispanic origin on the 1990 U.S. Census form. To avoid double counting, these people are not included in the remaining classifications.</i>							
SOURCE: 1990 U.S. Census.							

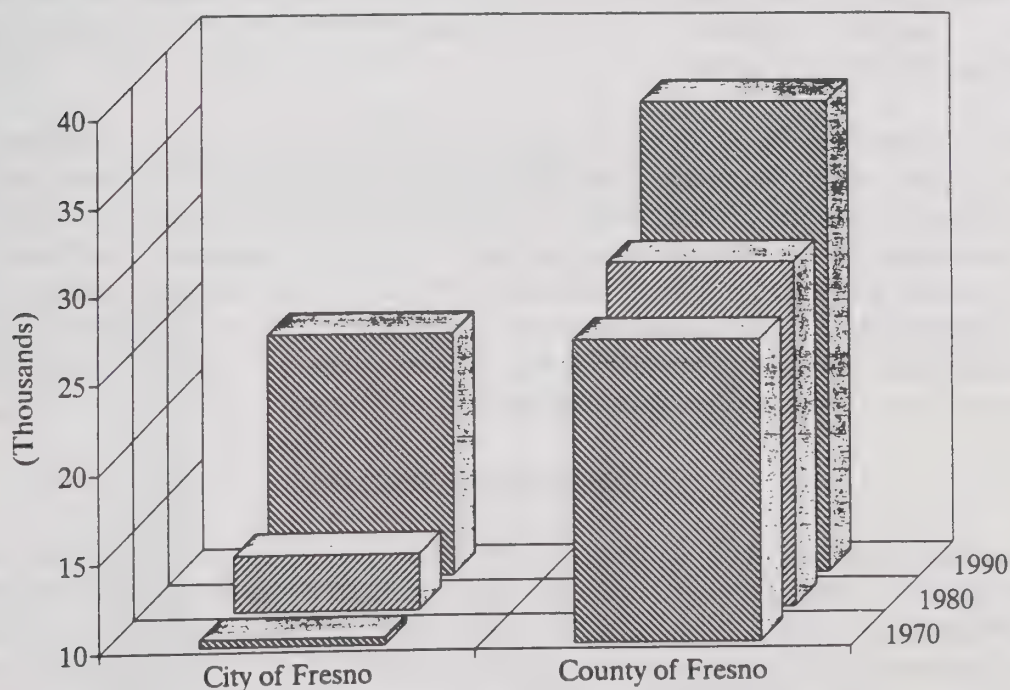
TABLE II-10

DISABLED POPULATION, 16 TO 64 YEARS OF AGE, 1970-1990						
Area	1970		1980		1990	
	Persons Disabled or Handicapped Aged 16-64 Years		Noninstitutionalized Persons With a Work Disability Aged 16-64 Years		*Noninstitutionalized Persons With a Work Disability Aged 16-64 Years	
	Number	Percentage of Total Population Aged 16-64	Number	Percentage of Total Population Aged 16-64	Number	Percentage of Total Population Aged 16-64
City of Fresno	10,416	10.4%	13,168	9.4%	23,516	9.4%
County of Fresno	27,005	11.1%	29,494	9.0%	36,601	9.0%

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970 and 1980.
 * 1990 assumes same percentage as in 1980.

EXHIBIT II-11

DISABLED NON-INSTITUTIONAL POPULATION
 16 TO 64 YEARS OF AGE, 1970-1990



households within the City on April 1, 1990, it can be assumed that 6,696 households with handicapped heads were of lower income. An unknown portion live in substandard housing and most of the remainder need housing with special features.

Criteria of the City and County Block Grant Housing Assistance Plans require that when housing assistance is provided, the handicapped receive their proportional share of units. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc., to meet their needs. Further, the new Comprehensive Housing Affordability Strategy (CHAS) statutes also require recognition of handicapped housing needs. For these reasons, it is important that the City be aware of the changing size of its handicapped population, their status as heads of households, and their income level.

Employment

Fresno has a healthy and expanding economy. During the last two decades, total wage and salary employment in the County nearly doubled, with each industrial sector sharing in the growth. Economic forecasts show a continuation of rising employment levels and a diversification of the economy.

With the exception of Table II-11 and Exhibit II-12, which show the dispersion of both the Fresno City and County populations in eleven (11) major employment categories, all of the trend data in this section of the Housing Element is for Fresno County, because the entire County is the most commonly identified labor market area. Any smaller geographic area would ignore the labor force flow between the City of Fresno and Fresno County and downgrade the importance of agriculture, which is the prime industrial sector of the region. In addition, more detailed employment data is available for the County of Fresno than for smaller planning areas such as the Fresno-Clovis Metropolitan Area and the City of Fresno.

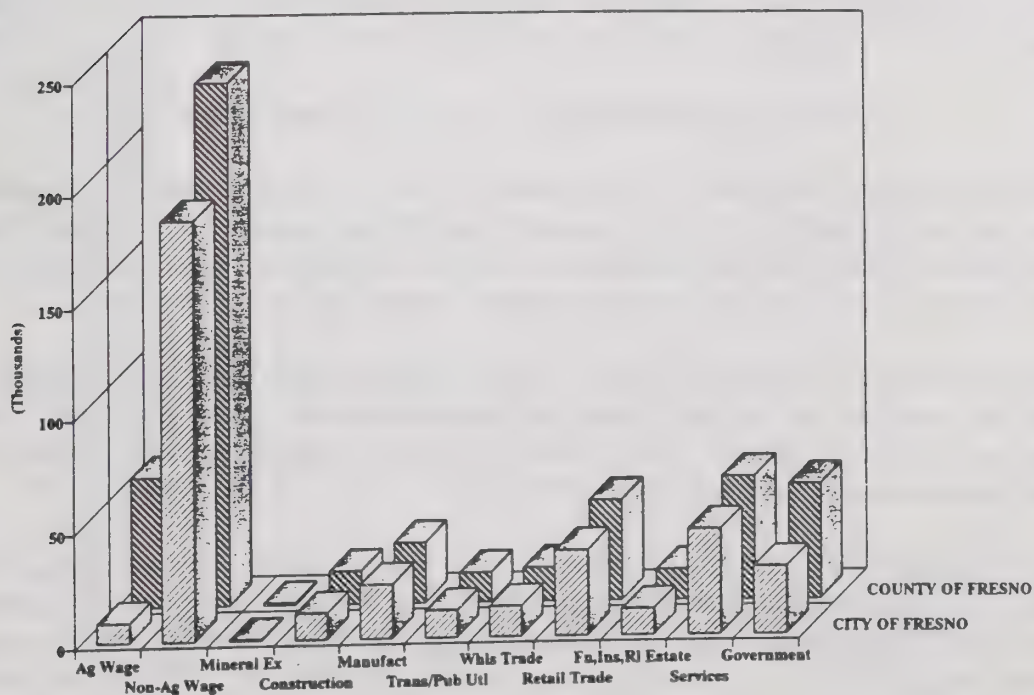
Employment Projections

The employment sector trends for the City of Fresno are closely linked to countywide trends. For the past 28 years, Fresno County has had the highest gross value of agricultural crops produced annually in the United States. Between 1970 and 1990, agricultural production in the County has increased dramatically, with the gross value of crops increasing by more than six times. Since 1975, agricultural production has exceeded \$1 billion each year, reaching the \$2 billion mark in 1980. Although the value fell to \$1.9 billion in 1981, in 1990, it reached a record high of \$2.9 billion. The value of agricultural production is a significant indicator of the local economy, as many other sectors of the economy serve the needs of the agricultural community.

TABLE II-11

1990 EMPLOYMENT BY INDUSTRY*				
CITY OF FRESNO AND FRESNO COUNTY				
Industry	City of Fresno(1)		County of Fresno(2)	
	Number	Percent	Number	Percent
Agricultural Wage and Salary Employment	8,600	4.41%	56,700	19.63%
Non-Agricultural Wage and Salary Employment	186,400	95.52%	232,000	80.33%
Mineral Extraction	50	0.03%	600	0.21%
Construction	11,500	5.89%	14,500	5.02%
Manufacturing	23,800	12.20%	26,600	9.21%
Transportation and Public Utilities	11,900	6.10%	12,900	4.47%
Wholesale Trade	13,400	6.87%	15,000	5.19%
Retail Trade	37,800	19.37%	43,900	15.20%
Finance, Insurance and Real Estate	11,300	5.79%	13,300	4.61%
Services	46,600	23.88%	54,300	18.80%
Government	30,200	15.48%	51,000	17.66%
Total Employed	195,150	100.00%	288,800	100.00%
Source: 1) Table 2 - 1991 Statistical Abstract prepared by the City of Fresno Development Department.				
2) State of California Employment Development Department				
* Employed persons 18 years of age and older.				

EXHIBIT II-12
 EMPLOYMENT BY INDUSTRY (OVER 18)
 FRESNO CITY AND COUNTY, 1990



1 Table II-12 and Exhibit II-13 show 1980 and 1990 employment growth in Fresno County for all
2 sectors of employment. Continued steady economic expansion is expected to affect almost all
3 employment sectors.
4

5 The Economy and the City as Provider of Urban Services 6

7 Although the City of Fresno is dependent on the larger County market area, agriculture being
8 the base industry, there are some minor differences in the employment patterns of the two
9 populations. This may be attributed to the fact that the City is the major provider of urban
10 services. Proportionally, the City has less of its population directly employed in agriculture than
11 does the County as a whole, four percent (4%) compared to twenty percent (20%).
12

13 Other City-County categorical differences of one percentage point or more include: four percent
14 (4%) more of the City population works in retail trade, five percent (5%) more work in
15 Services, two percent (2%) less work in government and over one percent less (1%) work in
16 Finance/Insurance/Real Estate. Changes in employment patterns have evolved gradually over
17 time. For the most part, the local economy is not expected to create any unanticipated pattern
18 of housing demand. The City's population projections (reference page II-5), are based on an
19 established and stable agricultural economy and employment patterns. However, the absorption
20 rates for the unemployed or underemployed Southeast Asian immigrants are of some concern,
21 particularly as special government subsidies expire. In addition, the proposed location of a
22 University of California campus into the Fresno Market Area could stimulate economic growth.
23 Demand is expected to change consistent with population trends. Although employment levels
24 are expected to increase, there is more than adequate vacant residential land near emerging
25 employment centers. As a result, growth can be easily accommodated.
26

27 Environmental Implications of Economic Development 28

29 Economic development, especially if unregulated, could adversely affect the environment
30 socially, as well as physically. Socially, economic growth will generate more employment and
31 population, thereby challenging the adequacy of Fresno's housing, schools, circulation system,
32 police and fire protection, and public utilities (water, sewer, gas and electricity).
33

34 Economic expansion can have positive social benefits such as raising personal income levels,
35 increasing job opportunities to help relieve high unemployment, offering a wider variety of
36 career choices, increasing the tax base, resulting in more revenue to local government and
37 diversifying the economic structure to create stability.
38

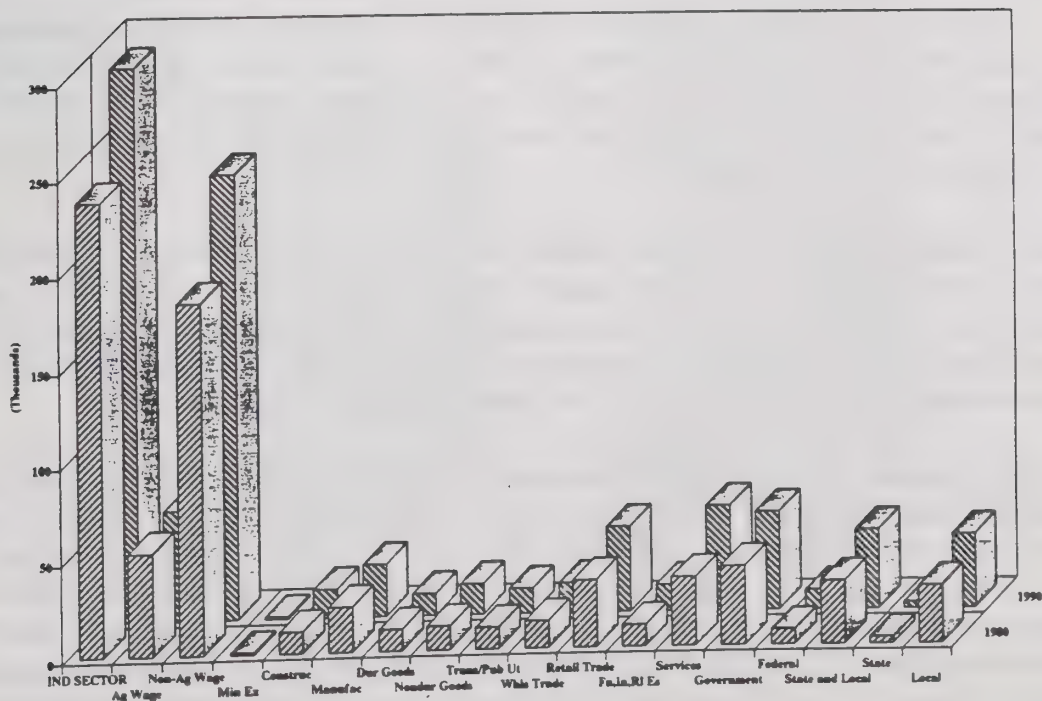
39 As economic expansion occurs, locational criteria for industrial development should be
40 established to provide environmental mitigation including: adequate buffering and containment
41 of industrial areas from adjacent residential development, reducing commuter distance to mitigate
42 the adverse effects of traffic and locating industries with offensive odor downwind from other
43 types of development.
44

TABLE II-12

TOTAL WAGE AND SALARY EMPLOYMENT BY INDUSTRIAL SECTOR COUNTY OF FRESNO, 1980-1990		
TOTAL WAGE AND SALARY EMPLOYMENT	1980	1990
INDUSTRIAL SECTOR	235,900	288,700
<i>Agricultural Wage and Salary Employment</i>	52,900	56,700
<i>Non-Agricultural Wage and Salary Employment</i>	183,000	232,000
Mineral Extraction	1,000	600
Construction	11,200	14,500
Manufacturing	23,300	26,600
Durable Goods	10,900	10,900
Nondurable Goods	12,400	15,800
Transportation and Public Utilities	11,000	12,900
Wholesale Trade	14,000	15,000
Retail Trade	34,600	43,900
Finance, Insurance, and Real Estate	11,000	13,300
Services	36,000	54,300
Government	40,900	51,000
Federal	7,900	9,900
State and Local	33,000	41,100
State	2,900	3,200
Local	30,100	37,900

Source: State of California Employment Development Department.

EXHIBIT II-13
TOTAL WAGE & EMPLOYMENT
INDUSTRIAL SECTOR FRESNO COUNTY 1980-90



HOUSEHOLD CHARACTERISTICS AND THEIR RELATIONSHIP TO HOUSING NEED

In 1980, there were 81,996 households in the City of Fresno. By 1990, the number had grown to 121,807. Those households can be divided into several types, each of which have unique housing needs. Several classifications will be discussed in the following paragraphs, including family and primary households, households falling into various age groups, households with various ethnic and income characteristics, migrants, refugees, households with emergency needs, etc.

Some of these groups were previously discussed in terms of the total population but are discussed again in terms of their household structure. That is because within the separate contexts, the data takes on different significance. For example, the elderly make up a larger percentage of households than of the population. The Hispanics and Southeast Asians make up a smaller percentage of households than of population.

Family and Primary Households

Primary households are those which are headed by a person living alone or with unrelated persons, as opposed to family households which are composed of at least two related persons.

As a percentage of all households, families within the City have increased over the years 1970 to 1990. Within the City of Fresno, the increase was 1.5 percentage points from 67.2 to 68.7 percent. Conversely, the percentage of primary households decreased 1.5 percentage points from 32.8 percent to 31.3 percent.

In 1980, 51 percent of all City households were headed by married couples, eighteen percent (18%) by single males and thirty-one percent (31%) by single females. Approximately sixty-seven percent of the total were family households and thirty-three percent (33%) were primary households. Female headed families comprised 12.8 percent and female-headed primary households comprised 18.0 percent.

According to Tables II-13 and II-14 and Exhibits II-14 and II-15, in 1990, 47.9 percent of all City households were headed by married couples, 18.7 percent by single males and 33.4 percent by single females. According to 1990 Census data, approximately 69 percent of the total were family households and 31 percent were primary households. Female headed households with children under eighteen (18) years of age, comprised 12.3 percent of the total.

These household characteristics have required gradual changes in the local housing stock, slightly increasing the need for family housing and slightly decreasing the need for single-person housing. As of the 1990 Census, the City contained 40,710 female-headed households, 36.6 percent had children. In 1980, thirty-five percent (35%) of all female-headed households were below the poverty level and 45 percent (45%) of all female-headed households with children fell into that income range. While 1990 U.S. Census income data is not available, it is assumed that female-headed households still have some of the greatest income deficiencies and housing needs of any group.

TABLE II-13

Male Heads of Household, 1990					
Area	Total Households	Male Headed Households, No Wife Present	Percent of all Households	Male Headed Households with Children Under 18, No Wife Present	Percent of all Households
Fresno	121,807	22,773	18.70%	4,032	3.31%
Fresno County	220,933	37,578	17.01%	7,486	3.39%

Source: 1990 U.S. Census

EXHIBIT II-14

MALE HEADS OF HOUSEHOLD CITY AND COUNTY OF FRESNO, 1990

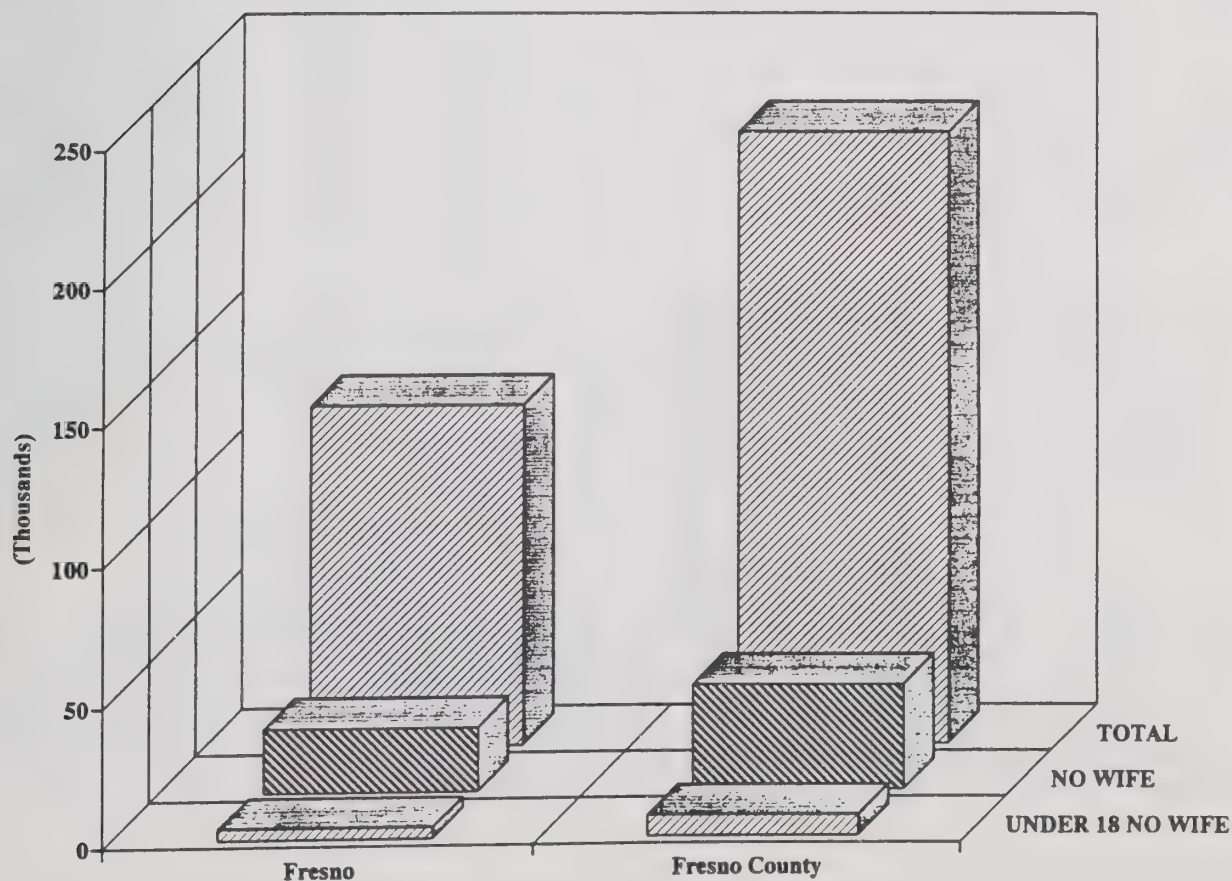
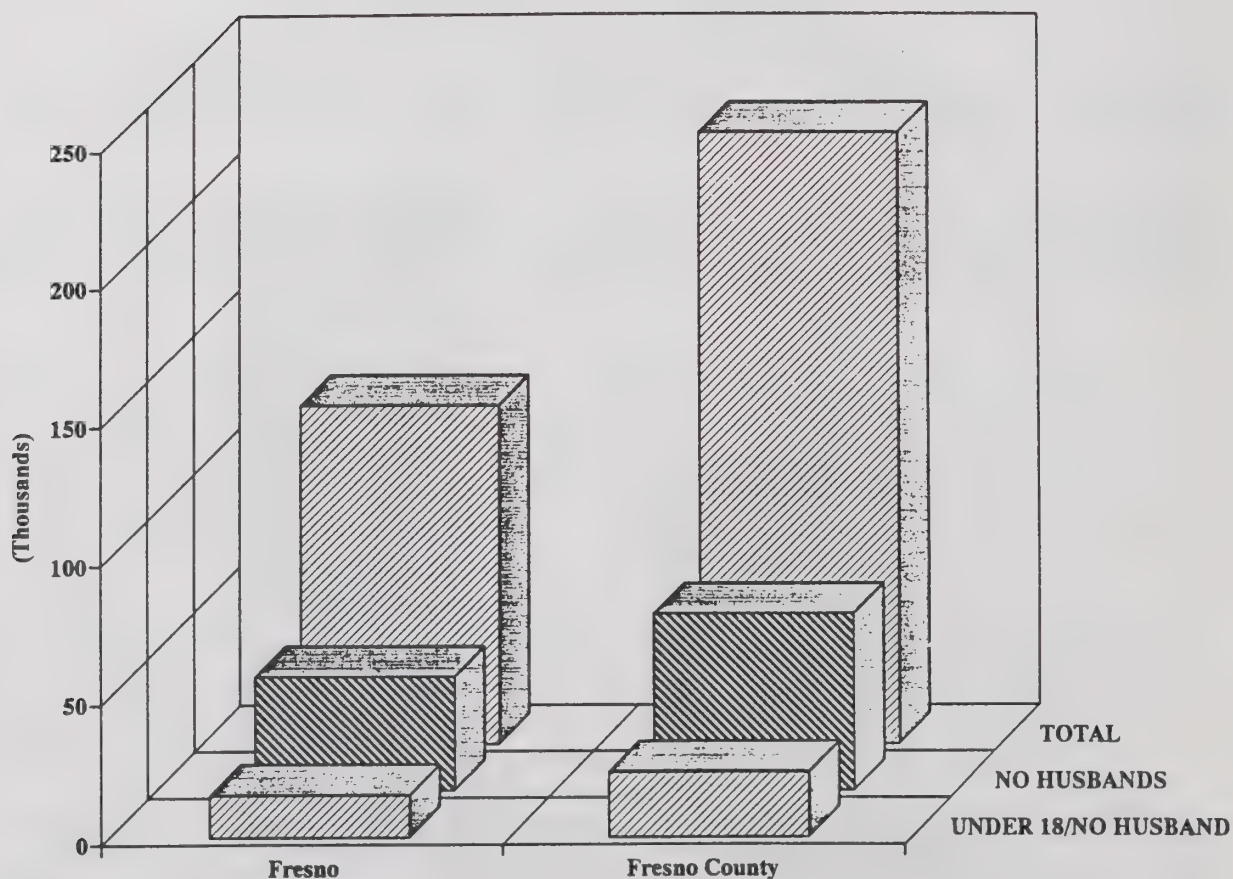


TABLE II-14

FEMALE HEADS OF HOUSEHOLD, 1990					
Area	Total Households	Female Headed Households	Percent of all Market Area Households	Female Households with Children Under 18	Percent of all Market Area Households
City of Fresno	121,807	40,710	33.42 %	14,919	12.25 %
Fresno County	220,933	63,142	28.58 %	22,842	10.34 %
Source: 1990 U.S. Census.					

EXHIBIT II-15

FEMALE HEADS OF HOUSEHOLD
 CITY AND COUNTY OF FRESNO, 1990



Large Families

Large families are defined as those families containing five (5) or more persons. Analysis of changes in the number of large families is essential because of their distinctive demand on local housing resources.

Table II-15 and Exhibit II-16 provide 1970, 1980 and 1990 comparative information on the number and percentage of large families within Fresno County, the FCMA, and the City of Fresno.

Between 1970 and 1990, large families increased as a proportion of total County households and increased in absolute numbers. In 1970, 27,158 families or 21.4 percent of the total number of families countywide fell into the large family category. By 1980 only 25,661 families or 14.4 percent of the population were so classified. In 1990, the percentage of large families again increased to 22.8 percent, and the total number of large families increased to 36,852. Thus, the percentage of large families increased by 8.4 percentage points between 1980 and 1990.

Within the FCMA and the City of Fresno, similar trends can be discerned. In 1970, 17,828 FCMA families or 19.4 percent had five (5) or more persons, by 1980, 15,530 families or only 11.8 percent were so classified. In 1990, 23,769 families or 20.3 percent had five (5) or more persons showing a 9.4 percent increase over the ten year period. The percentage of large families declined from 17.0 percent (9,388 families) in 1970, to 10.9 percent (8,976 families) in 1980, but increased to 18,358 (or 21.9 percent) in 1990. Thus, within the City, the percentage of large families increased by eleven percent (11%) in the last ten years.

The percentage decline of larger families between 1970 and 1980 was attributed to the same factors that had contributed to the percentage decline of the 18-and-under age group and a drop in the average household size. These factors include: the increased costs of childbearing and raising, increased female participation in the labor force, fewer marriages and the increased use of contraceptives. The percentage increase between 1980 and 1990 can be attributed to the influx of Southeast Asian refugees. This ethnic group's family composition is, on the average, between five and six (5-6) persons per household.

The recent increase in the percentage of large families is expected to continue to rise, but at a slower pace during the 1990's. According to the 1991-96 Comprehensive Housing Affordability Strategy, an additional 20,000 Southeast Asians are estimated to migrate to Fresno within the next two years. This will cause a related increase in the percentage need for larger family housing. Similar to the analysis of increasing average household size, it should be noted that actual demand for larger size housing will, to a large extent, depend upon the financial capacity of large families.

The 1989-91 Fresno City Housing Assistance Plan estimated that of the City's 5,276 owner-occupied households needing housing assistance, 412 or 7.8 percent were large families. Of the 24,103 rental households needing housing assistance, 3,668 or 15.2 percent were large families. The 1991-96 Comprehensive Housing Affordability Strategy indicates that 100 percent of the 3,660 large family households were also minority households.

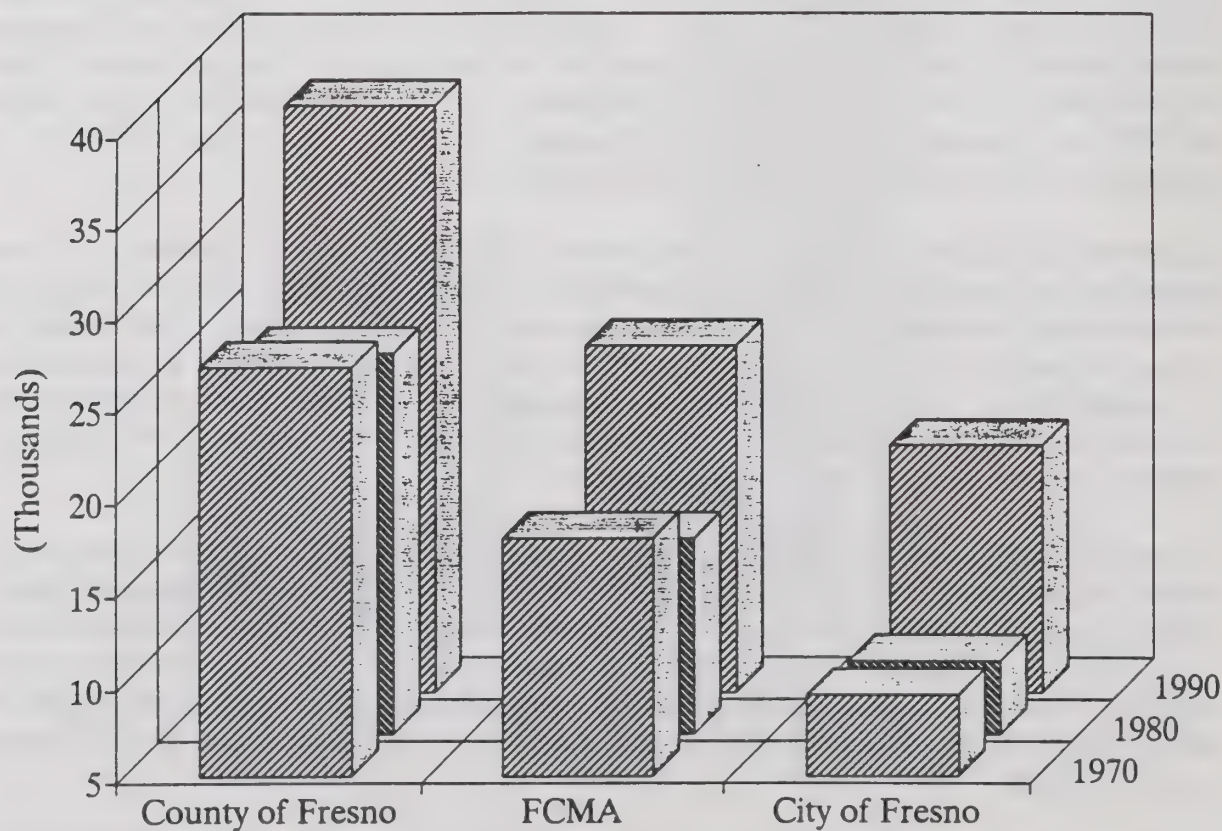
TABLE II-15

LARGE FAMILIES WITHIN FRESNO COUNTY, THE FCMA AND THE CITY OF FRESNO, 1970 - 1990						
Area	1970		1980		1990	
	Number of Large Families	% of Total Families	Number of Large Families	% of Total Families	Number of Large Families	% of Total Families
County of Fresno	27,158	21.4	25,661	14.4	36,852	22.8
FCMA	17,828	19.4	15,530	11.8	23,769	20.3
City of Fresno	9,388	17.0	8,976	10.9	18,358	21.9

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1970, 1980, and 1990.

EXHIBIT II-16

LARGE FAMILIES WITHIN FRESNO COUNTY,
FCMA AND CITY OF FRESNO, 1970-1990



Large Households

Large households are defined as households with five (5) or more persons. In 1990, large households accounted for twenty-two percent (22%) of all households or 26,581 households. According to the 1990 Census, approximately 7,044 owner households or twelve percent (12%) of all households and 19,537 renter households or 31 percent of all households contained large families.

Household Age Characteristics

When age group information is not analyzed considering the characteristics of the heads of households, then housing needs of some groups will be underestimated. The U.S. Census for 1990 divides heads of households into two age categories: those fifteen to sixty-four (15-64) years of age and those 65 years of age or older.

Within the City, the percentage of heads of households 64 years of age and younger was considerably more than the percentage of persons in the total population who were so classified in 1990. In 1990, 81.2 percent of heads of household fell into the group compared to 89.9 percent of the general population. The elderly (those 65 years and older) were 10.1 percent of the population but 18.8 percent of all heads of households.

Households and Ethnicity

The percentage of minority non-white households to total households has been less than the percentage of minority non-white persons to total persons. The reason for this difference is that minority family size has tended to be larger than family size for the remainder of the population. Although this tendency still exists, the degree of difference between minority households and the general population is decreasing over time. Within the City of Fresno in 1980, 37.3 percent of the general population was classified as minority (non-white), while 23.7 percent of households were minority.

Within the City in 1990, 50.6 percent of the general population was classified as minority (non-white), and 39.2 percent of households were so classified. Within the FCMA in 1990, 44.7 percent of the population and 34.5 percent of households fell into the category. These calculations do not include that portion of Hispanic residents who are classified as white. The entire FCMA Hispanic population is 27.3 percent of all persons and 21.2 percent of all households. Within the City of Fresno in 1990, the Hispanic origin population was 29.9 percent of all persons and 23.4 percent of all households.

Household Income Characteristics

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups fall disproportionately into low income groups, so they have been given special attention.

Three different income measures are relevant to the analysis. They are median income, HUD designated lower (previously low and moderate) income, and poverty level income. It should be noted that data referenced and used in the following analysis is from the 1980 U.S. Census and estimates from various sources are included for 1990. 1990 U.S. Census income data is not available.

Median Income

Median income is the amount which divides the income distribution into two equal groups: one group having incomes above the median and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e. families, while median household income indicates the income of all households, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in the County of Fresno, FCMA, City of Fresno, California and the United States. Other data, such as lower income, which is defined as 80 percent of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table II-16 and Exhibit II-17 identify 1970, 1980, and 1990 median family and household income for Fresno County, the City of Fresno, and the FCMA. The California and U.S. median incomes are also indicated for comparison.

Considerable change in income has occurred since the 1980 Census. For instance, County median household income changed from \$15,727 in 1980, to \$28,500 in 1990. The FCMA median household income was similar to that of the County as a whole and was \$14,426 in 1980 while the median income for 1990 was \$26,200. The City median household income for 1980 was \$15,858, compared to \$28,800 for 1990.

According to the 1980 U.S. Census, older parts of the City and unincorporated areas generally contain the largest concentrations of persons with lower income. The age of the housing stock is often correlated with income, which results in lower income persons living in older stock.

Table II-17 lists the median incomes of households for study areas delineated in the 1990 CSUF Annual Housing Report (reference Illustration II-4) for the year 1990. Again, income data from the 1990 U.S. Census is not available.

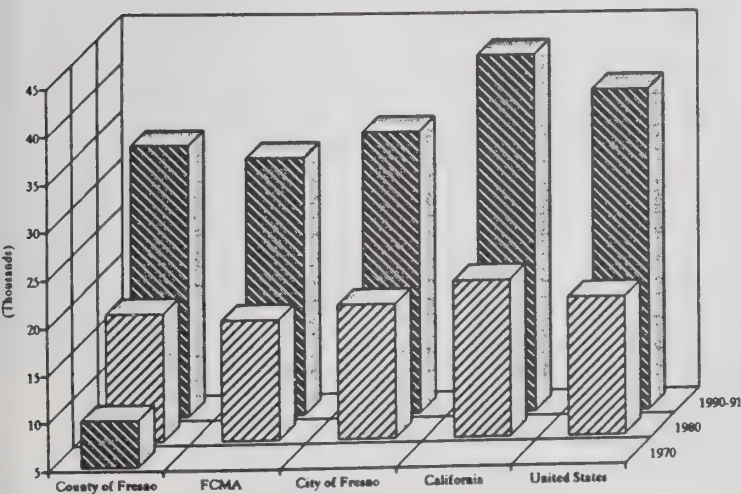
TABLE II-16

MEDIAN FAMILY AND HOUSEHOLD INCOME, 1970 - 1990						
Area	1970		1980		1990-91	
	Family	Household	Family	Household	Family	Household
County of Fresno	\$8,622	\$6,830	\$18,399	\$15,727	\$33,400	\$28,500
FCMA	\$8,971	\$6,502	\$17,702	\$14,426	\$32,100	\$26,200
City of Fresno	\$9,143	N/A	\$19,099	\$15,858	\$34,700	\$28,800
California	\$10,729	N/A	\$21,537	\$18,243	\$42,700	\$36,200
United States	\$9,867	N/A	\$19,661	\$16,533	\$39,000	\$32,800

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1970 and 1980; 1990-91 U.S. Department of Housing and Urban Development for County of Fresno and California median family income data. Assume same ratios as in 1980 for remaining 1990 data.

EXHIBIT II-17

MEDIAN FAMILY INCOME
 1970-1990



MEDIAN HOUSEHOLD INCOME
 1970-1990

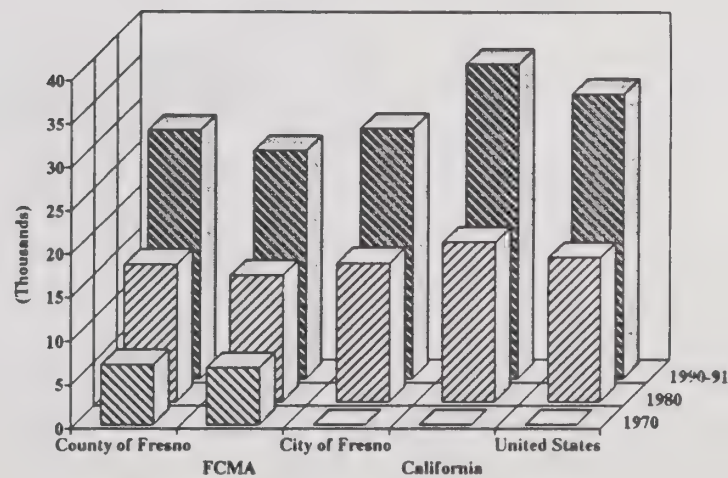


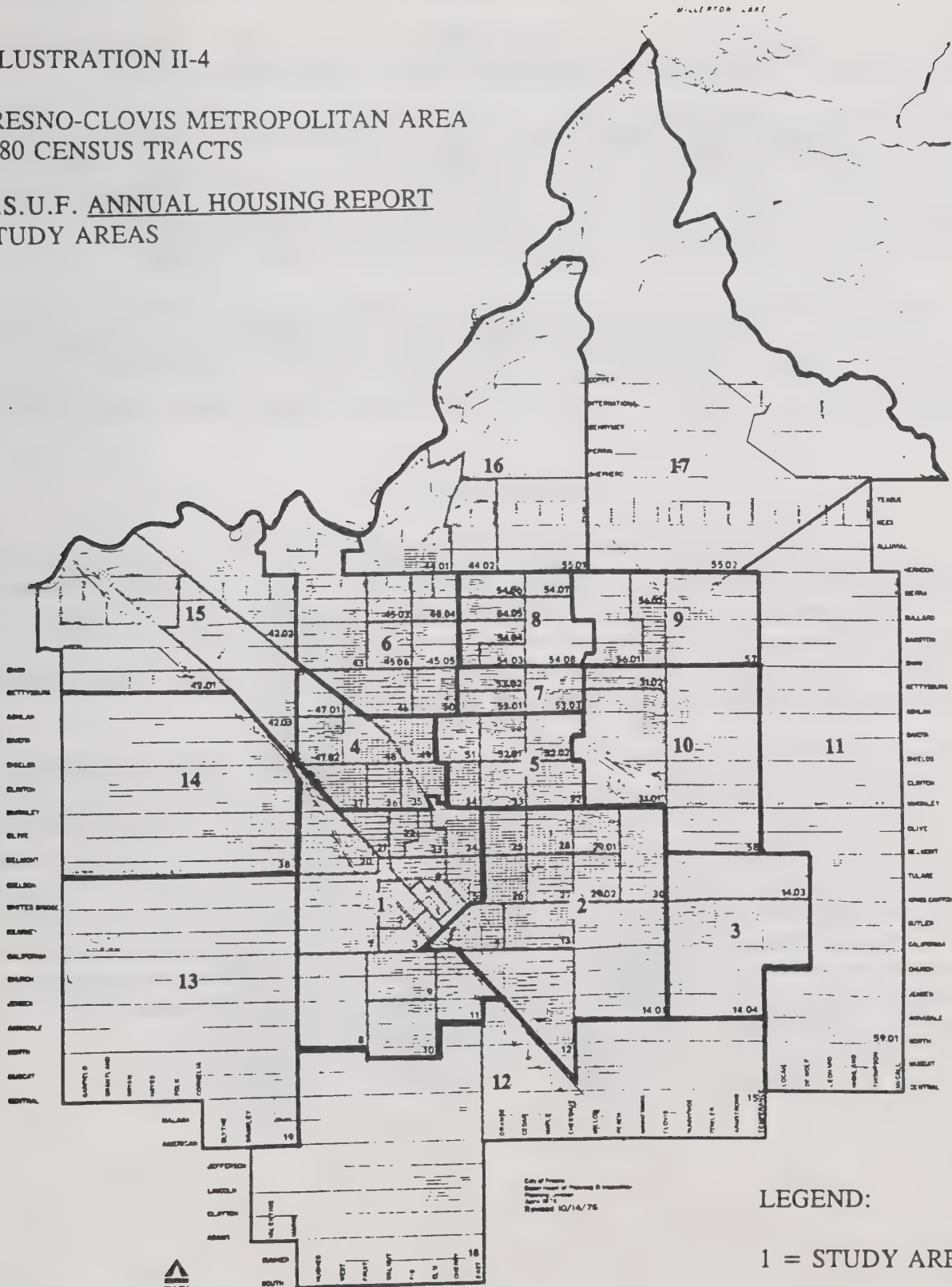
TABLE II-17

MEDIAN HOUSEHOLD INCOME BY CSUF STUDY AREA	
CSUF Study Area	1990
1	\$16,406
2	21,927
3	30,285
4	25,222
5	24,147
6	44,649
7	25,159
8	33,893
9	27,735
10	29,277
11	40,784
12	24,025
13	18,925
14	27,377
15	38,371
16	33,752
17	42,759
Total FCMA	\$27,058
Source: 1991 CSUF Annual Housing Report	

ILLUSTRATION II-4

FRESNO-CLOVIS METROPOLITAN AREA
 1980 CENSUS TRACTS

C.S.U.F. ANNUAL HOUSING REPORT
 STUDY AREAS



Lower Income

An income less than 80 percent of the median, adjusted for family size, is classified as "lower income" by the U.S. Department of Housing and Urban Development.

Using that definition, Table II-18 and Exhibit II-18 identify the number and percentage of lower income households in the City and County of Fresno in 1990. It also indicates the number of lower income households needing housing assistance. The number of households needing housing assistance includes lower income home owners living in substandard housing and lower income renters paying more than thirty percent (30%) of their income for rent.

The 1989-91 City of Fresno Housing Assistance Plan (HAP) categorizes 39,085 lower income households within the City of Fresno as needing housing assistance (reference Appendix A). This number includes 14,982 lower income households living in substandard units and 24,103 needing rent subsidies. Table II-19 identifies minority and other special housing needs identified in the City HAP.

Poverty Level Income

Poverty level incomes are computed on a national basis as a part of the U.S. Census. An index of poverty has been developed which considers factors such as family size, number of children, farm/non-farm residences and income. The definition assumes that a family is classified as poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture. As with median income, poverty level is calculated for families and households.

Table II-20 and Exhibits II-19 and 20 identify the number of FCMA families and households in 1970, 1980 and 1990 with incomes below the poverty level. Families and households experiencing the most severe income deficiencies are those with incomes that fall below this poverty level. To estimate the number of households and families below the poverty level, the percentage of 1980 families and households below the poverty level was applied to the total number of households in 1990, since 1990 U.S. Census income data is not available. The 1980 U.S. Census indicates that 10,102 or 10.8 percent of all FCMA families had poverty level incomes or less, while, in 1990, 12,618 or 10.8 percent had poverty level incomes or less. Approximately 16,142 or 12.3 percent of all FCMA households were classified at or below the poverty level in 1980, and 20,383 or twelve percent (12%) in 1990.

TABLE II-18

DISPERSION OF LOWER INCOME HOUSEHOLDS April 1, 1990						
	Total County		City of Fresno		Balance of County	
Total Households	220,543	100%	121,747	100%	98,796	100%
Number of Lower Income Households	67,868	41%	49,917	41%	40,507	41%
Households Needing Housing Assistance	39,728	24%	37,742	31%	17,774	18%
Source: Applied percentages from City of Fresno Community Development Block Grant Application to total households identified from the 1990 U.S. Census.						

EXHIBIT II-18

DISPERSION OF LOWER INCOME HOUSEHOLDS
APRIL 1990

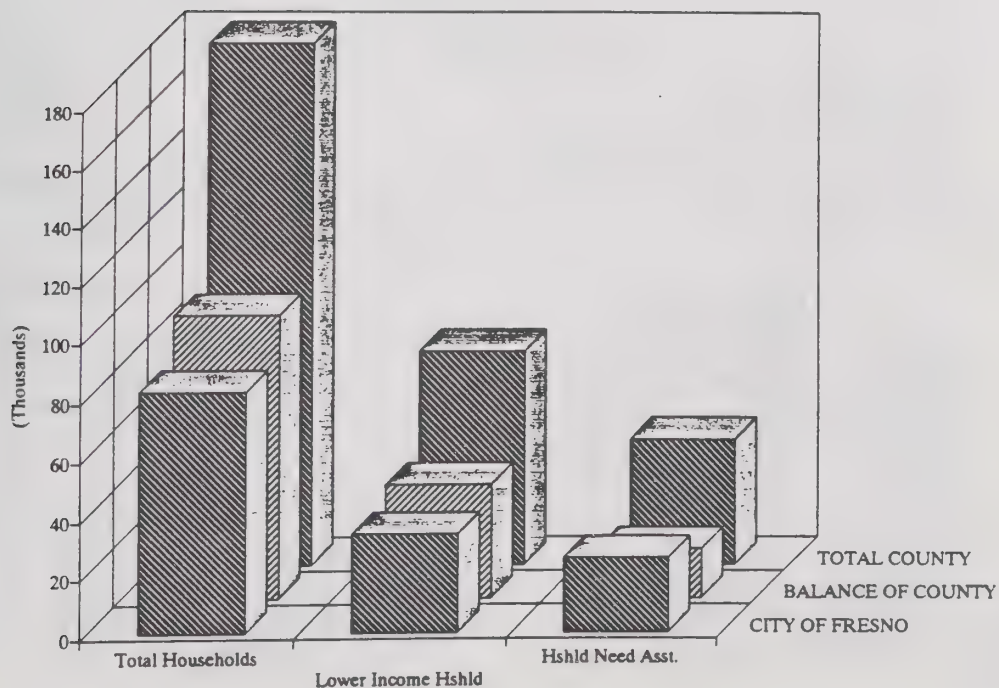


TABLE II-19

CITY OF FRESNO BLOCK GRANT HOUSING ASSISTANCE PLAN MINORITY AND OTHER SPECIAL HOUSING NEEDS January 1, 1990			
Category	Sub-Category	Subtotal	Total
Lower Income Minority Households Living In Substandard Housing	<i>Black, Not Hispanic</i>	2,494	
	<i>American Indian or Alaskan Native</i>	247	
	<i>Hispanic</i>	4,906	
	<i>Asian or Pacific Islander (excluding SE Asian)</i>	344	
	<i>Southeast Asian</i>	155	
			8,146
Lower Income Minority Households Needing Rental Subsidies	<i>Black, Not Hispanic</i>	1,703	
	<i>American Indian or Alaskan Native</i>	169	
	<i>Hispanic</i>	3,341	
	<i>Asian or Pacific Islander (excluding SE Asian)</i>	234	
	<i>Southeast Asian</i>	628	
			6,075
Low Income Handicapped Households			
			6,430
Single-headed Households With Children	<i>Male</i>	1,634	
	<i>Female</i>	10,002	
			11,636
Migrant Workers			Estimated 1,600
Southeast Asian Refugees			Estimated 40,000
Households Needing Emergency Housing			Estimated 400/Month

TABLE II-20

FAMILIES AND HOUSEHOLDS BELOW POVERTY LEVEL, 1970-1990						
	FAMILIES					
	1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
FCMA	9,252	12.7	10,102	10.8	12,618	10.8
City of Fresno	5,332	12.9	6,972	12.6	10,551	12.6
Unincorporated FCMA	3,582	12.8	2,533	6.8	1,363	6.8
	HOUSEHOLDS					
	1970		1980		1990	
	Number	Percent	Number	Percent	Number	Percent
FCMA	14,641	15.9	16,142	12.3	20,383	12.3
City of Fresno	9,446	17.6	11,421	13.9	16,931	13.9
Unincorporated FCMA	4,698	14.4	3,549	9.5	2,437	9.5
<i>Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1970 and 1980. 1990 assumes the same percentages as in 1980. The influx of Southeast Asians may have increased the percentage of families and households below poverty level. The 1990 Census data on income will not be available until mid-to-late 1992.</i>						

EXHIBIT II-19

FAMILIES BELOW POVERTY LEVEL
 1970-1990

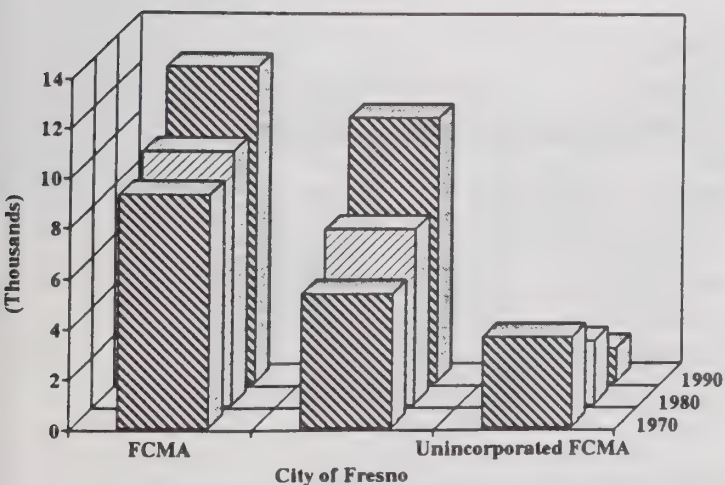
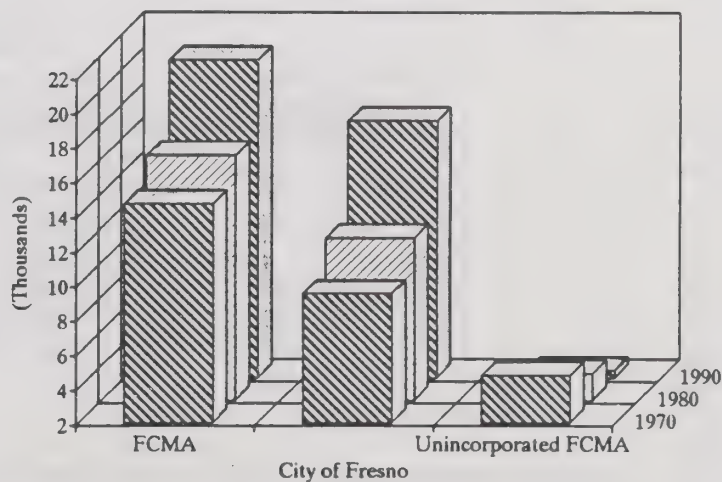


EXHIBIT II-20

HOUSEHOLDS BELOW POVERTY LEVEL
 1970-1990



The influx of Southeast Asian refugees may have increased the percentage of families and households below poverty level. It should be noted that the percentage of poverty level families in 1980 within the City of Fresno is higher than the FCMA norm and the percentage of poverty level households within the City also exceeds the FCMA norm by 1.6 percentage points.

Special Housing Needs of Other Groups

The Elderly

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. According to Table II-21 and Exhibit II-21, the number of households, in 1990, with elderly occupants 60 years of age and older within the City of Fresno represented approximately 27.1 percent of total households, while households with persons aged 65 or older represented approximately 21.2 percent of total households. The percentage figures for the FCMA were 28.0 and 21.8 percent, respectively, and 28.9 and 22.4 percent for the County of Fresno.

Referencing Table II-22, in 1990 there were approximately 15,362 owner-occupied elderly householders age 65 or older within the City of Fresno or approximately 67.1 percent of all householders 65 years or older. There were approximately 7,537 renter-occupied elderly householders within the City of Fresno in 1990 or 32.9 percent of elderly households.

TABLE II-21

Households with Elderly Occupants, 1990				
Area	Age 60+ Households	Age 60+ Percent	Age 65+ Households	Age 65+ Percent
Fresno	32,981	27.08%	25,780	21.16%
FCMA	46,382	27.99%	36,077	21.77%
Fresno County	63,796	28.88%	49,382	22.35%
Source: 1990 U.S. Census.				

The percentage figures for the FCMA were 71.0 percent for owner-occupied householders and 29.0 percent for renter-occupied householders, and 72.4 and 26.6 for the County of Fresno.

EXHIBIT II-21

CONCENTRATION OF ELDERLY HOUSEHOLDS
 1990

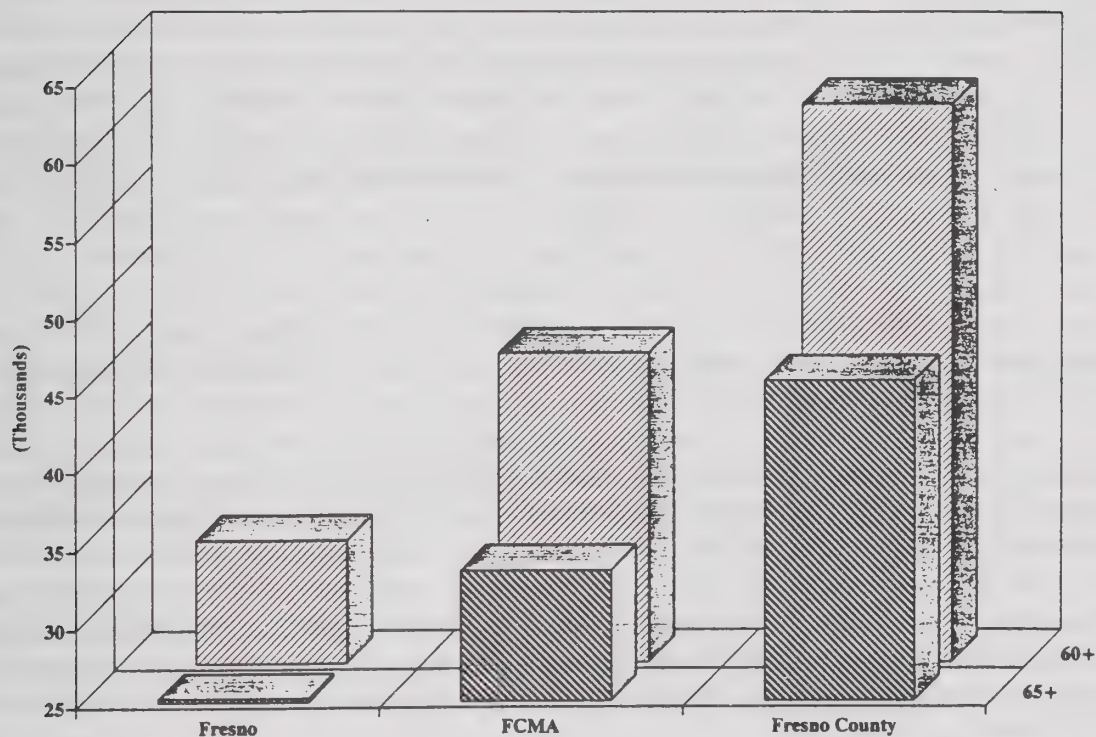


TABLE II-22

Elderly Households by Owner and Renter, 1990				
Area	Owner - Occupied		Renter - Occupied	
	Age 65 + Households	Percent of Age 65 + Households	Age 65 + Households	Percent of Age 65 + Households
Fresno	15,362	67.09%	7,537	32.91%
FCMA	22,750	71.01%	9,287	28.99%
Fresno County	31,717	72.44%	12,069	26.56%
Source: 1990 U.S. Census.				

Based on available data, it appears that the elderly housing need is met through a variety of sources. Further, there are a number of complexes specifically developed for the elderly within the Metropolitan Area. Although the complexes available appear to be adequate in terms of the number of units available, studies completed in the 1970's and generally valid during the 1980's and 1990's indicate that the elderly prefer affordable units in smaller single-story structures, close to health facilities and services and transportation and entertainment. Further, many would prefer locations in North Fresno rather than in older parts of the City.

Migrant Workers

In November of 1981, the City of Fresno attempted to survey migrant housing needs within the Fresno-Clovis Metropolitan Area to assess whether the City should take responsibility for providing new migrant worker housing.

It should be noted that, by definition, the City distinguishes migrant housing needs from permanent farm worker and emergency housing needs. The City uses the accepted State definition of a migrant farm worker or family as one whose principal residence is more than 50 miles from the work place and who earns the majority of the household income from farm-related employment. This type of housing must be distinguished from emergency housing which is set aside for households which are temporarily displaced due to some catastrophe such as fire, eviction, or some other form of displacement, which causes a household to have an immediate need for housing.

Migrant housing is also distinguished from farm worker housing which may be provided by large farms. In such cases, there are usually permanent facilities which are maintained specifically for, and limited to, the workers employed by those particular farms.

The staff could find no reliable statistics on the number of households now living in the FCMA which would be classified as migrant farm workers. However, representatives of the Fresno County Education Department Migrant Education Program stated that 4,000 students from migrant worker households were enrolled in the Fresno Unified School District during fiscal year 1990-91.

Based on the above, the following basic conclusions can be made:

1. Although there are few statistics available on farm labor, it is staff's perception that the majority of farm workers who live within the Metropolitan Area are actually permanent residents who happen to be employed in agriculture. As such, they do not conform to the definition of migrants who move from place to place following seasonal harvests. As permanent residents, they are eligible for Section 8 housing assistance, and for units

1 already owned and operated by the Fresno City and County Housing Authority. The
2 City's Development Department continues to make a broad but concerted effort to
3 address the housing needs of low-income households who are permanent residents of the
4 City.

- 5
6 2. Some migrant workers may take temporary shelter with relatives who live within the City
7 or the Metropolitan Area. For those migrant farm workers who currently reside within
8 the City, it is more appropriate to provide housing assistance in rural areas of the County
9 and as close to the work place as possible. Therefore, staff would not recommend the
10 construction of migrant housing developments within the City's jurisdictional boundary.
- 11
12 3. Within the County as a whole, there was a consensus among social service agencies
13 contacted that there is a great need to construct more facilities to house migrant workers.
14 Financial resources should be targeted for the rural areas, and the financial and
15 administrative responsibility for the construction and maintenance of migrant housing
16 should remain with the County. However, City staff will lend technical assistance to
17 such efforts whenever and wherever it is feasible to do so.

18
19 A report was prepared by the Fresno City and County Housing Authorities staff in January of
20 1984. It identifies some of the characteristics and needs of migrants living within the FCMA
21 and County and makes some recommendations that would address their needs.

22
23 The report indicates that within Fresno and adjacent counties, the migratory patterns are from
24 south to north along major roadways, particularly Interstate 5 and Highway 99. There are two
25 different migrant groups of farm laborers that come to Fresno County. The migrant workers
26 that harvest crops in Western Fresno County follow specific crops such as lettuce, tomatoes, and
27 melons. This group is more likely to have home bases in Arizona or other parts of California.
28 The second group is the Central and East County migrant laborers. They represent a more
29 diversified group that undertakes whatever farm work is available. Most have home bases in
30 Texas or Mexico.

31
32 Given the qualifications indicated, it is estimated by the Draft 1991-96 City of Fresno
33 Comprehensive Housing Affordability Strategy (CHAS) that 30,000 of the 80,000 farm workers
34 hired from June through September in Fresno County are migrant. It would appear that the
35 typical migrant worker is a Hispanic male, aged twenty-five to thirty (25-30) years, with about
36 eight to ten (8-10) years of education. The Draft 1991-1996 Fresno County CHAS estimates
37 that in the peak harvest season, 11,600 migrant households are seeking temporary quarters
38 within the County.

Public and private housing especially designed for migrant farm workers and located within the County meets only a small portion of migrant housing needs. The majority of Fresno County's migrant workers live in housing that poses a threat to their health and safety.

In 1988, grower-provided housing units accommodated less than twenty percent (20%) of migrant workers and migrant housing, provided by the Housing Authority, accommodated only four percent (4%). Therefore, approximately 76 percent (or 22,800) of the lowest estimate of the migrant labor force or 30,000 members were left to search for housing through the private market or by other means.

Some of the migrants travel and live in campers or trailers. Some farm labor contractors house their workers in motels, such as those located along Freeway 99. Others live in barns, sheds, garages, or wherever they can find shelter. Some live in their automobiles.

Migrant Workers Within the FCMA

It has been determined that there are migrant farm labor families living within the FCMA. Assumptions can be made that these families have their own means of transportation and are commuting to jobs in the County. Housing Authority staff indicates that many migrant families are locating in the Southeast areas near Calwa and Malaga, close to Highway 99.

In 1991, the State of California listed approximately 56 licensed farm labor camps, located in the FCMA, open to seasonal laborers and with the capacity to house approximately 1000-1100 workers. Most are located in the south, southeast, and southwest portions of the FCMA fringe.

Housing Authority Staff Recommendations

In 1984, Housing Authority staff recommended the following strategy to address the most pressing migrant housing needs within the County:

- . locate a migrant center along Freeway 99. This center would be designed to meet the needs of some migrants who choose to locate in the FCMA;
- . expand the Parlier Migrant Center;
- . locate a migrant labor center along Interstate 5 between the Coalinga/Huron and Mendota/Firebaugh areas, provided that adequate services (infrastructure) can be provided;

- 1 . establish a migrant center in the Orange Cove area. The center should be operational on
- 2 a year-round basis; and
- 3
- 4 . eventually replace the Raisin City Migrant Center with two other new centers, possibly
- 5 along the Manning Avenue alignment, with one in West Fresno County and the other
- 6 close to Freeway 99.
- 7

8 As of October 1988, the latter three recommendations had been implemented.

9 10 Southeast Asian Refugees

11
12 1990 Census data for the City and County of Fresno indicates a substantial increase in the
13 number of persons with a Southeast Asian origin. Local social service agencies can substantiate
14 that the number of refugees in the local area has increased significantly since the 1980 Census,
15 swelling from an estimated 8,000 in 1982, to 42,200 in 1990.

16
17 The Fresno County Department of Social Services estimated that 49,300 Southeast Asians reside
18 in Fresno County in 1991. Of these, about 31,000 are Hmong, 10,600 Lowland Lao, 5,300
19 Cambodians and 2,400 are Vietnamese. According to the Fresno County Department of Social
20 Services, at least 98 percent or 48,300 live within the Fresno-Clovis Metropolitan Area. The
21 average family is made up of five (5) or six (6) persons and many have eight (8) or more
22 persons.

23
24 According to Table II-23 and Exhibit II-22, a majority (59 percent) of all Southeast Asian
25 households have very low incomes, or incomes less than 50 percent of the median. Seventy-
26 eight percent (78%) of all Southeast Asian households within the City had incomes less than 80
27 percent of median income.

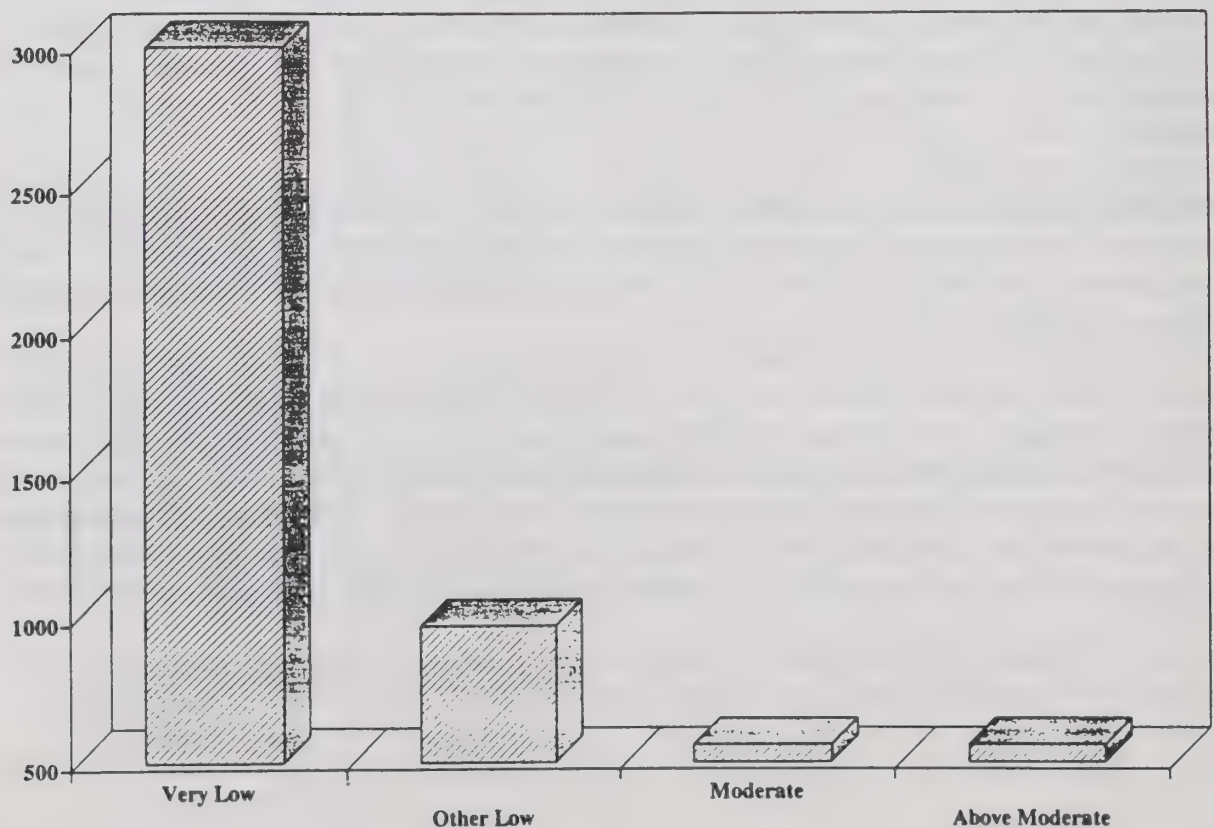
28
29 Virtually all of the refugees fall into the lower income category and probably are in need of
30 housing assistance. It is Fresno City staff's understanding that the group is ineligible for most
31 ongoing housing programs because of their alien and refugee status and because of their
32 secondary relocation into the Fresno area. In the short-term, they are being assisted through
33 special government programs, but it is anticipated that the City will need to evaluate the need
34 and program potential for assisting this special population group at some time in the future.

TABLE II-23

Southeast Asian Households By Income Group City of Fresno, January 1, 1989	
Income Group	Number
Very Low	2,999
Other Low	971
Moderate	559
Above Moderate	558
Total	5,087
<i>Source: City of Fresno Development Department and 1990 Regional Housing Needs Determination Plan</i>	

EXHIBIT II-22

SOUTHEAST ASIAN HOUSEHOLDS
 CITY OF FRESNO 1/1/89



Households with Emergency Needs

Emergency housing is that housing or shelter which exists for the use of individuals and families in the community who, in addition to lacking adequate financial resources, are without shelter due to a crisis from a legal, personal or natural disaster. This type of housing is intended as temporary refuge until a permanent solution can be developed. Therefore, emergency housing does not include seasonal employees such as migrant farm workers who traditionally follow their jobs to various locations.

In December, 1988, the Adult Interagency Task Force released a comprehensive study and assessment of homelessness in Fresno County. The Task Force Report documented a number of factors contributing to the prevalence of homelessness in the City of Fresno, as well as its surrounding communities. The findings of the report concluded that a number of people living in Fresno County were either homeless or on the verge of becoming homeless (Fresno County Adult Interagency Commission, Task Force Reports on Homelessness, 1988).

Specifically, the Task Force determined that during calendar year 1987, local emergency and transitional housing information indicated that a minimum of 2,259 families, which comprised 7,841 individuals, received housing assistance from seven of the primary shelter providers in Fresno County (Fresno County Adult Interagency Committee, Task Force Report on Homelessness, 1988, p.5).

On the basis of the entire homeless service delivery network, the Fresno County Department of Social Services determined that in 1987, an estimated 36,000 unduplicated persons received housing assistance in Fresno County. On the basis of this statistic, one in sixteen (16) persons or six percent (6%) of the total County population required housing assistance during 1987 (Fresno County Department of Social Services, May 1988 as reported in the Fresno County Adult Interagency Committee, Task Force on Homelessness, 1988, p.5).

Since fiscal year 1987-88, both the City and County of Fresno have operated an Emergency Shelter Grant Program (ESGP), in accordance with the Stewart B. McKinney Act which expanded the scope of federal funding available to assist emergency and transitional programs designed to help the homeless.

To date, the major focus of the ESGP funds has been to support the provision of the 150+ unit Multi-Purpose Center, emergency and transitional shelter facility operated by the Fresno County Economic Opportunities Commission (EOC) in the City of Fresno. Currently, funds are being

1 dispersed to support other shelter activities including, but not limited to, the Crises Resolution
2 Center, the Marjaree Mason Center, and the Multi-purpose Center (Fresno City and County
3 Emergency Shelter Grant Program, 1990).

4
5 According to Fresno County's Comprehensive Homeless Assistance Plan for 1990, the current
6 number of emergency shelter bedspaces continues to be inadequate to meet the demand of the
7 homeless in Fresno County (Fresno County Comprehensive Homeless Assistance Plan, July
8 1990, p.1).

9
10 As indicated in the Plan, it is estimated that an average of five percent (5%) of the Fresnans
11 seeking shelter on any given night in Fresno County are being turned away due to an absence
12 of bedspace (Fresno County Comprehensive Homeless Assistance Plan, July 1990, p.1). As a
13 result, the Fresno County Department of Social Services issued payments to temporarily house
14 859 individuals and families in motels during 1989.

15
16 It should be noted that, due to the expense and unsuitability of such arrangements (especially for
17 children), it is a strict policy that this type of lodging be provided only when alternative
18 bedspace at a shelter is unavailable.

19
20 In addition, statistics from Fresno County's emergency and supportive food servicing agencies
21 demonstrate the need for supportive food services to the homeless or potentially homeless
22 population. The statistics are as follows:

23
24 . according to the Department of Social Services, during the last three months of
25 1987, 83,708 meals and/or food boxes were provided to individuals in Fresno
26 County by three (3) major emergency food providers (Department of Social
27 Services' Quarterly Reports, 1987); and

28
29 . the number of persons and households applying for and receiving immediate-need
30 food stamp benefits in Fresno County increased on an average from 1,505
31 issuances during fiscal year 1985-86 to 1,895 issuances during fiscal year 1987-
32 88. These figures represent an annual increase of 25.9 percent in the total
33 number of expedited services to individuals and families requiring emergency
34 provision of food stamp coupons due to a crises (Fresno County Adult
35 Interagency Committee Task Force on Homelessness, 1988, p.5).

There are two additional critically important factors demonstrating the impact of homelessness in Fresno County:

- . recidivism rates at local family shelters continued to reach as high as thirty percent (30%) each year. For single person shelters, the annual recidivism rates were as high as 70 percent; and
- . between 1978 and 1988, Fresno County experienced a net loss of more than 800 Section 8 Single Room Occupancy (SRO) rehabilitation housing certificates. This loss had the most dramatic impact on the low-income elderly, disabled and the mentally ill (Fresno County Adult Interagency Committee, Task Force Report on Homelessness, 1988, p.6).

Characteristics

The homeless population in Fresno has placed a tremendous burden on the delivery system to adults and families. Conservative estimates of the number of homeless in Fresno County range from 1,700 to 3,500 individuals. In June, 1988, the Adult Interagency Task Force on Homelessness conducted a survey of twelve emergency and transitional shelters in Fresno County. This survey revealed the following statistics:

- . sixty-five percent of the homeless population, utilizing eight (8) of the major shelters in Fresno County, are above the age of eighteen (18). Of the remaining 35 percent, almost three out of four (3 out of 4) or 78 percent were twelve years of age or younger;
- . sixty-two percent of the homeless population, utilizing nine of the major shelters in Fresno County, are men; and
- . the ethnic breakdown of clients served in seven of the twelve (7 of 12) shelters surveyed is as follows: 39 percent Caucasian, 39 percent Hispanic, 18 percent African American, one percent (1%) Native American, one percent (1%) Asian and 2 percent (2%) other (Fresno County Adult Interagency Committee, Task Force Report on Homelessness, 1988, p.6).

1 There is a variety of additional statistics which furnish some revealing characteristics of the
2 homeless population:

3
4 . there were approximately 5,000 families on Fresno County's Section 8 waiting
5 list in 1987. The Public Housing Authority estimated that ten percent (10%) of
6 those families on the waiting list were classified as emergency situations where
7 individuals/families needed immediate access to shelter due to evictions, fires or
8 other catastrophes;

9
10 . in a report to the Fresno City Council in September, 1987, it was indicated that
11 on the basis of the available number of emergency housing shelters which
12 provided (at that time) a total bedspace of 500, less than fifteen percent (15%) of
13 the homeless were receiving the emergency housing they needed (Report to the
14 Fresno City Council, September, 1987, p.5); and

15
16 . on the basis of this same report, estimates of the number of individual and
17 families turned away from shelters were projected to range as high as 100-200 per
18 month.
19

20 One particular aspect of juvenile delinquency, runaway youth, continues to be a focus of
21 attention for the local Fresno community. According to the statistics developed by Fresno
22 Tomorrow for the Fresno County Economic Opportunities Commission Youth Service Center
23 proposal, in 1989 alone, the Fresno Police Department collected 3,468 reports of runaway
24 youth, reflecting a 105 percent increase in two years (Fresno County Economic Opportunities
25 Commission, Youth Shelter Proposal, 1990, p.3).
26

27 Even though there was a tremendous increase in the number of runaway youth reported, local,
28 community-based agencies in the Fresno area indicated that approximately two-thirds (2/3) of
29 the runaway youth served at these sites had yet to be reported as missing (Crisis Resolution
30 Center, 1988). In 1987, it was estimated that as many as 400 youth could be living on the
31 streets of the surrounding communities (County of Fresno Out-of-Home Care Task Force, 1987).
32

33 The City's Homeless Assistance Plan

34

35 The 1990-91 Comprehensive Homeless Assistance Plan (CHAP), prepared by the City of Fresno
36 Development Department, Housing Division, indicated that there are as many as twelve (12)
37 emergency shelters providing approximately 580 emergency bed units within the Metropolitan
38 Area. Of these, 155 were for families, 22 were for women with children, 97 were for single
39 women, and 200 were for single men.
40

1 The 1990-91 CHAP cites studies conducted by the California School of Professional Psychology
2 in Fresno (Published 1987); an Adult Interagency Task Force study published in December,
3 1988, and a study completed by the Social Services Department of Fresno Veteran's
4 Administration Hospital in 1988. Cumulatively, these efforts document public and private
5 resources to assist the homeless such as emergency housing shelters for the elderly, veterans,
6 handicapped (physical and mental), families with children, single women with children and
7 single men and women.
8

9 There is no demographic information available which establishes the exact level of need for
10 emergency housing facilities. However, applying the information provided in the 1990-91
11 CHAP, and the City of Fresno General Plan 1991 Social Element, it is evident that the need for
12 additional emergency housing units is best exemplified by one service agency that reported it
13 turned away between 150 and 200 referrals a month in 1988. At certain times of the year,
14 particularly the fall and winter months, there is a shortage of available units in most, if not all,
15 of the various emergency housing facilities. The peak shortage occurs during the period of
16 cooler fall nights and harsher winter weather when conditions preclude sleeping in the outdoors.
17

18 Homeless Assistance Program

19

20 Since February, 1988, the State of California has operated a statewide specialized homeless
21 assistance component within the Aid to Families with Dependent Children Program (AFDC).
22 In Fresno County, this program became effective in 1988. Since its early inception, the
23 Homeless Assistance Program has experienced a dramatic increase in the number of persons who
24 are eligible for homeless assistance benefits.
25

26 In spite of the fact that this program has drawn heavy criticism for potential client fraud, the
27 growing number of families who utilize the program reflect individuals who are looking for
28 alternative sources of revenue to supplement their budgets. The following data depicts the
29 growth in the number of persons receiving homeless assistance in Fresno County.
30
31
32
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40

Number of AFDC Clients Receiving
Homeless Assistance Benefits in Fresno County,
June, 1988 and November, 1990

<u>Issuance Date</u>	<u># of Cases</u>	<u>Amount of Issuance</u>	<u>Ave. \$ Issued/Case</u>
June, 1988	304	\$ 86,554	\$285
November, 1990	958	\$453,252	\$473
Change:	+654	+\$366,698	+\$188

(Source: Fresno County Department of Social Services, Homeless Assistance Control Log, June, 1988; November, 1990)

Although a distinct comparison between the above two dates cannot be derived, the statistics reflect a tremendous increase and potential for a threefold growth in the number of families accessing Homeless Assistance Program benefits in Fresno County. Based on November, 1990 statistics, there is further potential for a \$4,000,000 annual Homeless Assistance Program in Fresno County.

The 1991-96 Comprehensive Affordability Strategy, over its five (5) year term, indicates the City's intent to increase emergency shelters by 50 additional beds and 50 transitional housing units.

Persons in Group Quarters

A portion of the Fresno City population lives in group quarters. Group quarters, by definition, are housing units that do not have direct access from the outside or through a common hall, and which do not have a kitchen where there is cooking equipment for the exclusive use of individual occupants. These people reside in group quarters such as boarding schools, institutions for the mentally and physically handicapped persons, and nursing and convalescent homes, etc. Based upon U.S. Census information, there were 5,570 people living in group quarters in 1980 within the City, growing to a total of 8,671 people by 1990, or a 55.6 percent increase over the time period.

College Students

Table II-24 identifies 1970 and 1980 college enrollment within the jurisdictions examined. The college student housing need is exemplified by the changing demand for student housing near major college campuses within the City of Fresno.

TABLE II-24

COLLEGE STUDENT POPULATION, 1970 - 1980				
Jurisdiction	1970		1980	
	Number	Percent of Total Population	Number	Percent of Total Population
State of California	892,994	4.5	1,720,087	7.3
County of Fresno	21,127	5.1	31,346	6.1
City of Fresno	12,022	7.3	17,683	8.1
Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1970 and 1980.				

The addition of apartment complexes near local campuses during the 1970s and continuing through the 1990s, indicate the housing industry's response to increased student demand during the time period.

In all of the jurisdictions examined in Table II-24, the percentage of college students to total population more than doubled between the 1960 and 1970 Census, increasing at the State level from 2.1 percent to 4.5 percent, at the County level from 2.2 percent to 5.2 percent and within the City of Fresno from 3.2 percent to 7.3 percent. The percentage of the population attending college continued to increase through 1980 but at a slower rate. By that year, 6.1 percent of the County population and 8.1 percent of the City population were enrolled in college, showing an increase of 1.0 and .8 percentage points, respectively.

Enrollment at California State University, Fresno (CSUF) declined from 16,293 in 1983 to 16,100 by the fall semester of 1990 and grew to 19,824 during the fall semester of 1991. In late 1991, the University placed a cap on 1992 spring semester enrollment because of budget constraints. Enrollment at Fresno City College ranged from 17,158 in 1983 to 20,000 in the fall of 1990 and 17,000 in the spring 1991. Data from the 1990 U.S. Census is not available. Although the Fresno college student population has fluctuated somewhat between 1983 and 1990, it is expected to maintain an upward trend and gradually increase through the 1990s.

In recent years the supply of student housing near the City's largest campus, CSUF, has generally been adequate. Most of the students are housed off-campus in units provided by the private market or are still living at home with their parents.

In the fall 1990 and spring 1991 semesters, 1,016 and 1,044 students, respectively, were living in CSUF dorms. This compared to 1,272 students who lived in dorms during 1983, a year when approximately 300 students were turned away. No students were turned away in 1990 and 1991. The availability of unoccupied dorms on campus may be due to the proximity of student housing adjacent to the campus including Bulldog Village which has approximately 196 units exclusively for CSUF students. Another factor may be that students are residing at home with their parents, due to financial constraints.

In 1983, it had been feared that conversion of privately owned apartments to condominiums might further decrease the number of available units within easy walking distance of the campus, but the decision to retain the 462 unit Meadow-Wood (North Park) complex as apartments, coupled with revisions to the City's Condominium Conversion Ordinance to limit conversions near institutions, helped to maintain an adequate supply of student housing.

The 1990 Annual Housing Report indicated that CSUF lies in proximity to Study Areas 7, 8, and 9 which contain 2,146, 2,621, and 2,652 apartment units, respectively. In that year, Areas 7, 8, and 9 had apartment vacancy rates of 3.73 percent, 1.18 percent, and 1.51 percent, which were similar to, or lower than, the City-wide 3.3 percent vacancy rate. If a five percent (5%)

vacancy rate is considered ideal in terms of providing adequate choice in the housing market, then there is a need for a slight increase in the supply of rental housing near CSUF.

The Fresno City College student population is composed of many commuters. The housing needs of students who need housing near the FCC Campus are assumed to be similar to those of CSUF students, given the fact that all students within the City compete for housing in a common market area. The same assumption can be made about the needs of Pacific College and West Coast Bible College students.

To summarize, the housing supply to meet student housing needs is considered to be generally adequate and affordable in 1990, with a slight deficiency in the supply of that portion provided through the private market, coupled with some vacancies of units on campus. The City will periodically monitor the supply and the vacancy rate of such housing during the coming decade to assess its continued sufficiency.

Household Mobility

The 1980 U.S. Census indicates that within both the City and County, approximately one-third of all households move every two (2) years. Thus, a considerable portion of the housing stock becomes available to other households within that time span. The majority of City and County households, however, have lived in the same residence from three to twenty (3-20) years. Approximately twelve percent (12%) of the residents have lived in the same house for twenty-one (21) years or more. 1990 U.S. Census Data is not available.

However, estimates derived from driver's license changes show that in the twelve (12) months ending June 30, 1990, 4,964 more people moved to Fresno County than left the County. That number included people moving among California counties and between Fresno County and out-of-state locations. In that time, 5,799 people entered Fresno County from places out of California, and 3,980 left the county for out-of-state places.

The County registered net gains of 132 people from Arizona, 126 people from Massachusetts, 138 from Oklahoma and 298 from Texas. Fresno County registered net population losses of 125 people to Oregon, 98 to Washington and 79 to Nevada. Although statewide domestic migration has slowed significantly between 1988 and 1991, the population of California continues to grow substantially because of higher birthrates and foreign immigration.

1 In 1970, 79.5 percent of the population residing in Fresno County had lived there five (5) years
2 earlier. Of those, slightly less than 58 percent were living in the same house. By 1980, the
3 percentage had decreased to 74.5 percent, and 58 percent of these were living in the same house
4 as five years earlier. This indicates that the local population tends to stay within the local
5 housing market area when moves are made.

6
7 In 1980, less than half of the Fresno City population had lived in the same residence as five
8 years earlier. As a result, in 1980, City residents exhibited a somewhat higher rate of mobility
9 than the State as a whole.

10
11 The decline in real income that occurred during the late 1970's and early 1980's nationwide
12 economic downturn affected the frequency of home purchases within the local housing market
13 area. Not only were fewer households able to move from homes they already own to newer
14 ones, fewer affordable older homes were on the market for first-time buyers. However, by
15 1987, as building permit data indicates, a resurgence in the construction of single family homes
16 occurred which has continued into 1991. As Multiple Listing Service data indicates, sales of
17 existing homes also proceeded at a brisk pace, with 4,079 homes being sold in 1990.

18 19 Conclusions

20
21 Households of various types may only find a limited supply of housing that is both affordable
22 and meets their unique needs. Some may not be able to own their own homes because of
23 income limitations. Households of Hispanic origin and Hmong refugees have larger families
24 than the population as a whole. Such families may need housing with special design features,
25 such as large dining areas or with more bedrooms than the average housing unit. Unmarried,
26 widowed, or separated family heads of households may require low maintenance types of
27 housing with room for children and which are near to child-related services such as nursery
28 schools. Multiple family housing zoned and developed for family uses may meet their needs.
29 This group included 63,483 households or 52.1 percent of all City households in 1990.
30 Approximately 19,000 households or thirty percent (30%) of these had children under eighteen
31 (18) years of age.

32
33 Female-headed families and female-headed primary households, as well as households headed
34 by the elderly, may prefer housing located where extra security and protection are available.
35 In 1980, female-headed families were 12.8 percent of all City households, female-headed
36 primary households were 18.0 percent, and households headed by persons over 65 were 18.5
37 percent. By 1990, the percentage of female-headed families had increased by 3.4 points to 16.2
38 percent of all households, female-headed primary households were 17.1 percent, and elderly
39 households were 18.8 percent. Other groups enumerated need special consideration. Data
40 provided indicates the general extent of their need.

HOUSING UNIT CHARACTERISTICS AND THEIR RELATIONSHIP TO HOUSING NEED

Housing Units

Table II-25 and Exhibit II-23 identify the total housing units for Fresno County and sub-areas in 1970, 1980, and 1990. The growth rate of housing units in the FCMA has been higher than in the remainder of Fresno County. Between the years 1980 and 1990, a total of 33,250 or approximately 23.5 percent of the 1980 housing stock were added within the FCMA, while the remainder of Fresno County experienced an addition of only 8,542 units or approximately 16.3 percent of that sector's 1980 housing stock. The noticeable discrepancy between the rate of housing growth of the FCMA and the remainder of the County is due, in part, to the fact that most housing projects have taken advantage of urban amenities and market opportunities within the FCMA.

For the same period, the City of Fresno added 40,655 units, or 45.8 percent of its housing stock in 1980, while the City of Clovis experienced an increase of 5,528 housing units between 1980 and 1990, or 41.4 percent of Clovis units in 1980. Because many areas were annexed to the City, the unincorporated portion of the FCMA declined by 12,933 units between 1980 and 1990, equivalent to a 32.8 percent decrease during that time.

During the 1980s the FCMA continued to experience growth toward the north. New growth occurred north of Herndon Avenue, around the Woodward Park area, and north and east of the City of Clovis. In the last decade, a significant amount of the housing growth also occurred in the northwest and southeast areas. Areas south of McKinley Avenue, extending into Calwa, were moving through various stages of decline and renewal. The Central Area and the Edison Community experienced a decline in housing stock while the balance of the metropolitan area received a net increase of housing units. The areas which received the highest gain in housing units included the Sunnyside area, East Clovis, Bullard, West, Roosevelt, and Woodward Park Communities.

Tables II-26 and II-27 and Exhibits II-24 and II-25 summarize housing information for the FCMA and the City of Fresno between 1970 and 1990. Note that by April 1, 1990 the City contained 129,404 housing units. Table II-28 provides the number of housing units by City Council District.

TABLE II-25

TOTAL HOUSING UNITS IN FRESNO COUNTY AND SUB-AREAS, 1970-1990						
Jurisdiction	1970		1980		1990	
	Housing Units	Percent Change from 1960	Housing Units	Percent Change from 1970	Housing Units	Percent Change from 1980
Fresno County	135,620	14.2	193,771	42.9	235,563	21.6
Fresno County Outside FCMA	39,446	2.0	52,252	32.5	60,794	16.3
Fresno County Outside Fresno City	77,948	6.0	105,022	34.7	106,159	1.1
FCMA	96,174	20.0	141,519	47.1	174,769	23.5
City of Fresno	57,672	27.5	88,749	53.9	129,404	45.8
City of Clovis	4,347	142.2	13,360	207.3	18,888	41.4
Unincorporated FCMA	34,155	3.2	39,410	15.4	26,477	-32.8

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of the Population, 1970, 1980, and 1990.

EXHIBIT II-23
TOTAL HOUSING UNITS
FRESNO COUNTY AND SUB-AREAS, 1970-1990

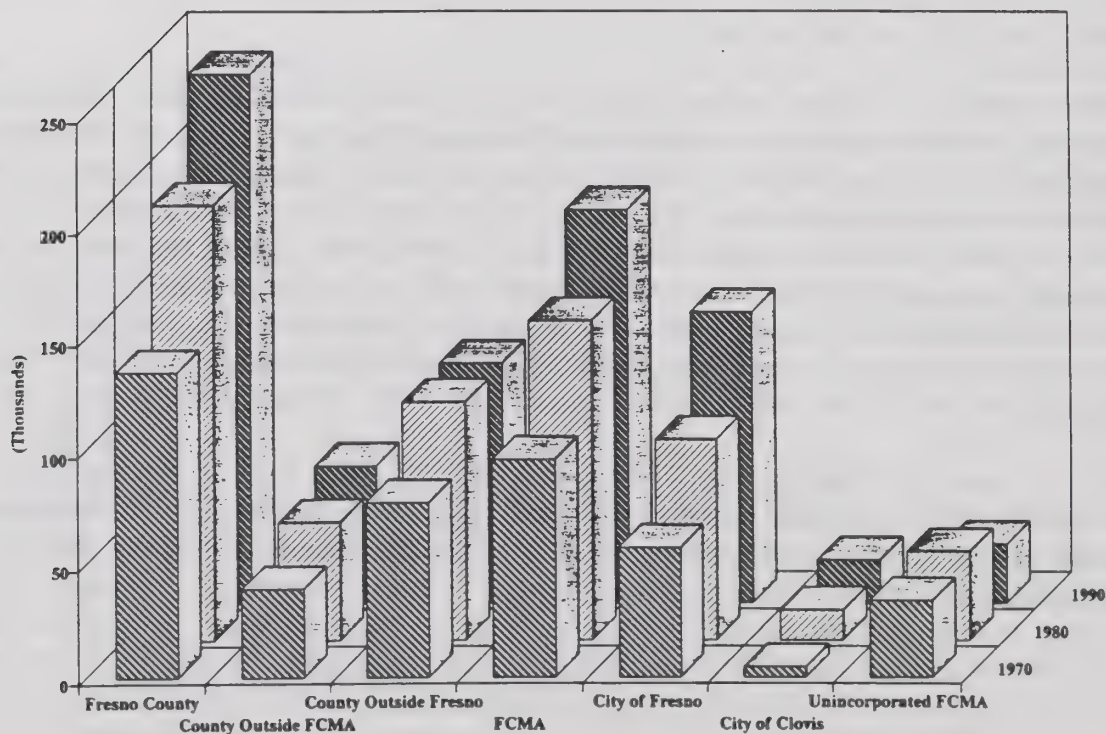


TABLE II-26

TOTAL HOUSING UNITS WITHIN THE FCMA, 1970-1990						
	1970		1980		1990	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	96,174	100%	141,519	100%	174,769	100.0%
Total Nonseasonal Housing Units	N/A	N/A	141,085	99.7%	N/A	N/A
Occupied Housing Units	92,091	95.8%	131,720	93.1%	165,718	94.8%
Owner Occupied Housing Units	56,968	59.2%	77,123	54.5%	88,159	50.4%
Renter Occupied Housing Units	35,123	36.5%	54,597	38.6%	77,559	44.4%
Single Family Housing Units	79,165	82.3%	95,306	67.3%	109,872	62.9%
Multiple Family Housing Units	17,009	17.7%	41,626	29.4%	57,316	32.8%
Mobilehomes	N/A	N/A	4,587	3.2%	5,742	3.3%
Other	N/A	N/A	N/A	N/A	1,839	1.1%
Total Vacant Units	4,022	4.2%	9,799	6.8%	9,051	5.2%
Total Available Vacant Housing Units	2,610	2.7%	7,547	5.3%	6,171	3.5%
Vacant Housing Units for Sale	673	0.7%	2,460	1.7%	1,227	0.7%
Vacant Housing Units for Rent	1,937	2.0%	5,087	3.6%	4,944	2.8%
Other Vacant Housing Units	1,412	1.5%	2,016	1.4%	2,880	1.6%

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980 and 1990.

EXHIBIT II-24

TOTAL HOUSING UNITS WITHIN THE FCMA
 1970-1990

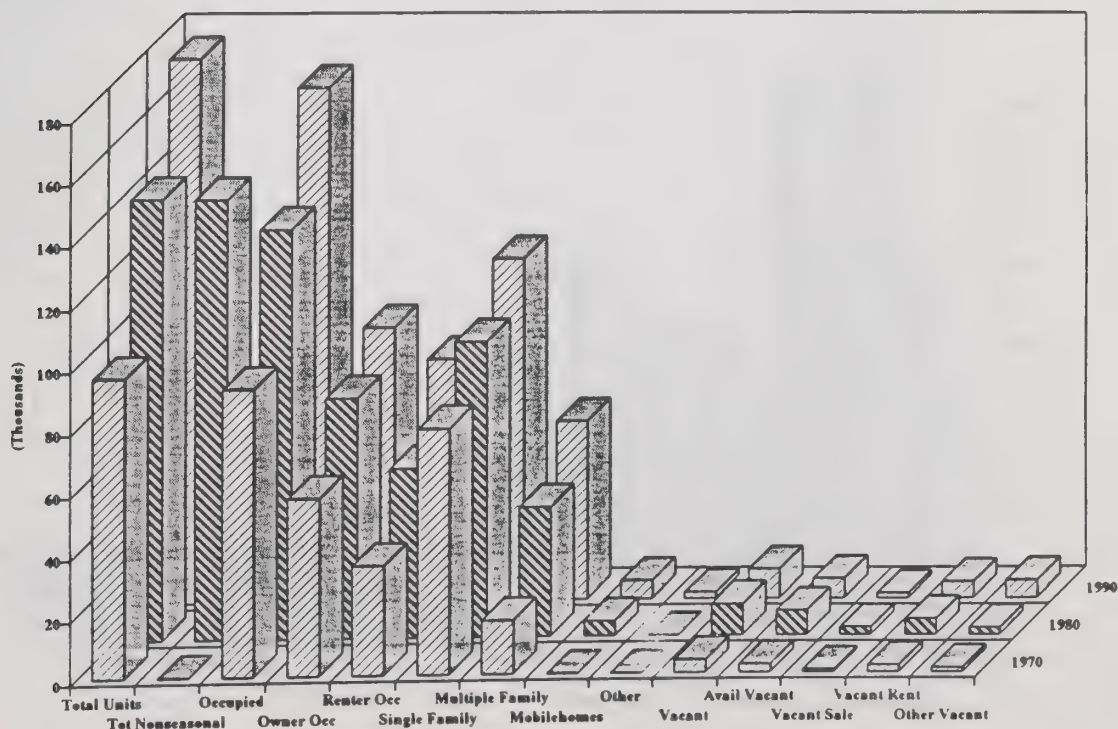


TABLE II-27

HOUSING OCCUPANCY/UNITS BY TYPE FOR THE CITY OF FRESNO, 1970-1990						
Type of Units	1970		1980		1990	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	57,672	100.0	88,749	100.0	129,404	100.0
Occupied Housing Units	55,274	95.8	81,996	92.4	121,807	94.1
Owner Occupied Housing Units	32,111	55.7	44,229	49.8	58,740	45.4
Renter Occupied Housing Units	23,163	40.2	37,767	42.6	63,067	48.7
Single Family Housing Units	44,260	76.6	56,904	64.1	75,529	58.4
Multiple Family Housing Units	13,412	23.3	30,236	34.1	48,658	37.6
Mobilehomes	N/A	N/A	1,609	1.8	3,711	2.9
Other	N/A	N/A	N/A	N/A	1,506	1.2
Total Vacant Units	2,385	4.1	6,603	7.4	7,597	5.9
Total Available Vacant Units	1,602	2.8	5,294	6.0	5,359	4.1
Vacant Housing Units For Sale	303	0.5	1,626	1.8	951	0.7
Vacant Housing Units For Rent	1,299	2.3	3,668	4.1	4,408	3.4
Other Vacant Housing Units	783	1.4	1,309	1.5	2,238	1.7

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980 and 1990.

EXHIBIT II-25
 HOUSING OCCUPANCY/UNITS BY TYPE
 FOR THE CITY OF FRESNO, 1970-1990

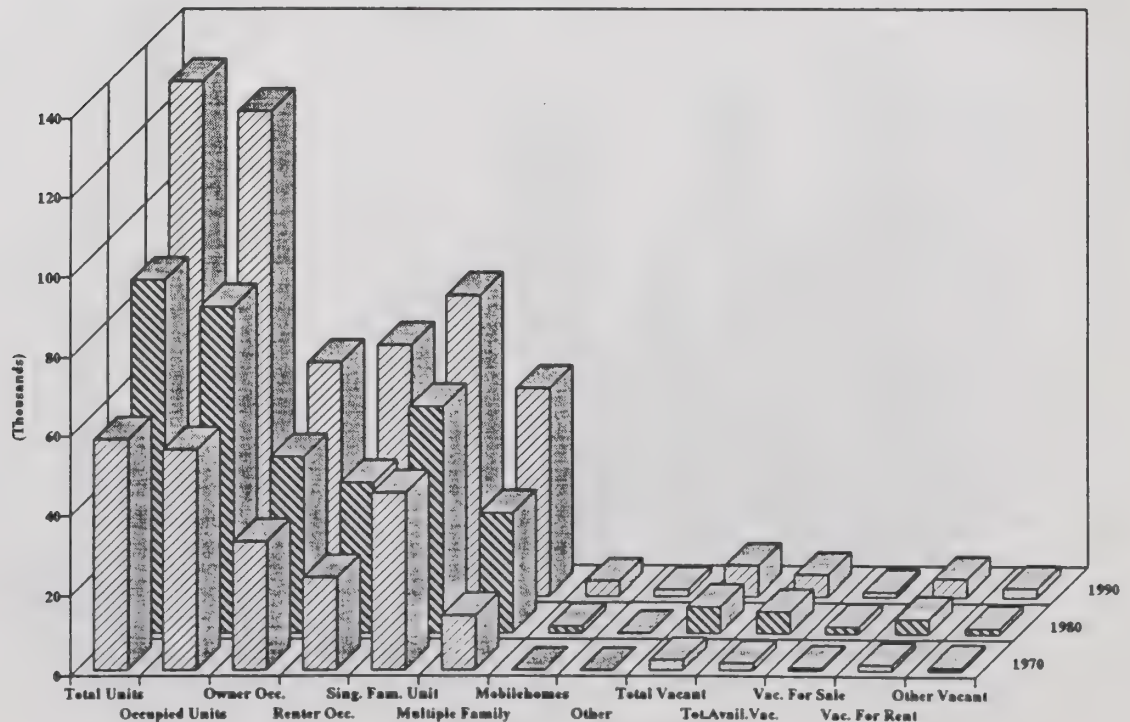


TABLE II-28

NUMBER OF HOUSING UNITS BY COUNCIL DISTRICT, CITY OF FRESNO APRIL 1, 1990	
Council District	Number of Housing Units
1 Fresno High	23,852
2 Bullard	21,979
3 Edison	17,932
4 McLane	21,264
5 Roosevelt	21,207
6 Hoover/Woodward	23,170
City of Fresno Total	129,404
SOURCE: 1990 U.S. Census.	

Occupied Housing Units

Table II-29 and Exhibit II-26 identify total occupied housing units, and owner- and renter-occupied housing units for Fresno County, the FCMA, the City of Fresno, the unincorporated portion of the FCMA and the City of Clovis. Occupied housing units in Fresno County increased from 92.2 percent of the total housing stock in 1980 to 93.8 percent in 1990. The increase in the FCMA was from 93.1 to 94.8 percent. Over the same time period, the percentage of all housing units which were renter-occupied increased significantly in the County as a whole, or by 7.8 percentage points, from 37.9 to 45.7 percent.

Urban areas also showed increases in the percentage of renter-occupied units, the City of Clovis increasing by 1.4 percentage points or from 45.4 to 46.8 percent, the City of Fresno by 6.1 percentage points or from 42.6 to 48.7 percent, and the FCMA as whole by 8.2 percentage points or from 38.6 to 46.8 percent. In 1990, 42.6 and 23.2 percent of total housing units within the County outside the FCMA and within the unincorporated FCMA were occupied by renters.

The significant increases in renter-occupied units is most likely attributable to the influx of Southeast Asian refugees during the 1980's and to the increase in the number of lower income Hispanic households. Another cause may be the national recession which began prior to when the 1990 U.S. Census was conducted.

Single/Multiple Family Housing Units

Referencing Table II-26 and Exhibit II-24, the percentage of single-family housing units declined in the FCMA between 1980 and 1990 from 67.3 percent to 62.9 percent, while the percentage of multiple family housing units increased noticeably. Correspondingly, the proportion of owner-occupied housing units declined significantly, and the proportion of renter-occupied units increased over the same time period.

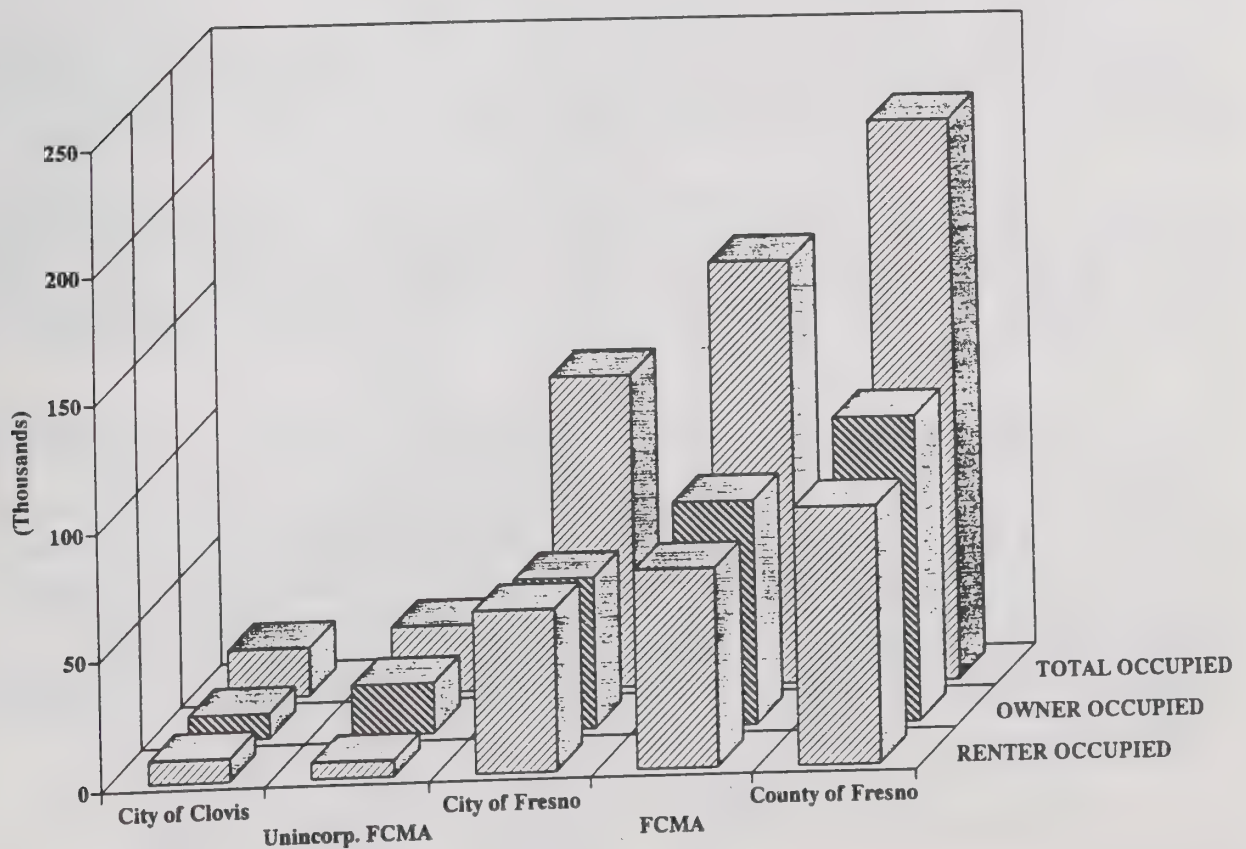
In the 1990s, owner-occupied condominium-type multiple family housing units may become a larger percentage of the housing stock and reduce the traditional high correlation between renter occupancy and multiple family housing. According to the Fresno Board of Realtors, the development of condominium units is expected to increase during the 1990's. The expected increase considers the availability of loans for condominiums from financial institutions and the increase in perceived development costs.

TABLE II-29

OCCUPIED HOUSING UNITS BY JURISDICTION, 1990			
Jurisdiction	Total Occupied Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units
City of Clovis	18,259	9,710	8,549
Unincorporated Area of FCMA	25,652	19,709	5,943
City of Fresno	121,807	58,740	63,067
FCMA	165,718	88,159	77,559
County of Fresno	220,933	119,876	101,057

Source: 1990 U.S. Census

EXHIBIT II-26
 OCCUPIED HOUSING UNITS
 BY JURISDICTION, 1990



Vacancy Rates

When the overall vacancy rate decreases, population mobility within an area becomes limited. Considering information provided in Table II-30 and depicted on Exhibits II-27 and II-28, the total vacancy rate in 1990 was 5.18 percent for the FCMA and 6.21 percent for Fresno County. However, this vacancy rate included dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use and units held off the market for other reasons. When these vacant units are subtracted from total vacant units, the vacancy rate for the FCMA and for Fresno County is reduced to 3.68 percent and 3.30 percent, respectively.

Table II-31 and Exhibit II-29 include vacancy data provided by the State Department of Finance and vacancy information provided from the 1990 U.S. Census. Note that the total includes all vacant units rather than only those available for sale or rent. As shown, the percent of vacant units in the FCMA and in the City of Fresno increased between 1970 and 1980. The City vacancy rate then declined gradually through 1990. It should be noted that 1990 U.S. Census data indicates that the FCMA has also shown a decline from 1980 U.S. Census figures.

Table II-32 and Exhibit II-30 identify variations in the City vacancy rate by type of unit and size of complex over a four year period. The most recent data indicates that the overall vacancy rate was 5.87 percent on April 1, 1990, while the single-family vacancy rate was 3.94 percent.

As shown on Tables II-33 and II-34, and Exhibits II-31 and II-32, over the twenty (20) year period from 1970 to 1990, of all the vacant units available for rent and sale within the FCMA and the City of Fresno, units for rent accounted for a larger percentage of the total. Further, as shown in Table II-32, multiple family housing units traditionally have a higher vacancy rate than single-family units.

The 1989 Annual Housing Report Fresno-Clovis Urban Area, prepared by California State University, Fresno (CSUF), contains vacancy and rental information related to non-subsidized urban area apartment complexes containing twenty (20) or more units. The sample size was 27,995 units. It should be noted that the study areas identified in the Report are not congruent with Community Plan area boundaries indicated on Illustration II-1. The Annual Housing Report disaggregates the FCMA into seventeen (17) study areas comprised of groups of Census Tracts. Although the Housing Report does not consistently follow jurisdictional boundaries, it does maintain some consistency with Census Tract boundaries. Findings by study zone are tabulated in Table II-35.

TABLE II-30

NUMBER OF HOUSING UNITS, OCCUPIED AND VACANT APRIL 1, 1990									
Area	Total Housing Units	Occupied Housing Units	Vacant Housing Units						
			Total Vacant	For Rent	For Sale Only	Rented or Sold, Not Occupied	For Seasonal, Recreational or Occasional Use	For Migrant Workers	Other Vacant
FCMA	174,769	165,718	9,051	4,963	1,471	908	198	15	1,496
Fresno County	235,563	220,933	14,630	5,922	1,854	1,261	2,819	342	2,432
City of Fresno	129,404	121,807	7,597	4,414	1,146	714	143	0	1,180
City of Clovis	18,888	18,259	629	314	130	91	18	0	76

Source: 1990 U.S. Census

EXHIBIT II-27

NUMBER OF HOUSING UNITS,
OCCUPIED AND VACANT, APRIL 1, 1990

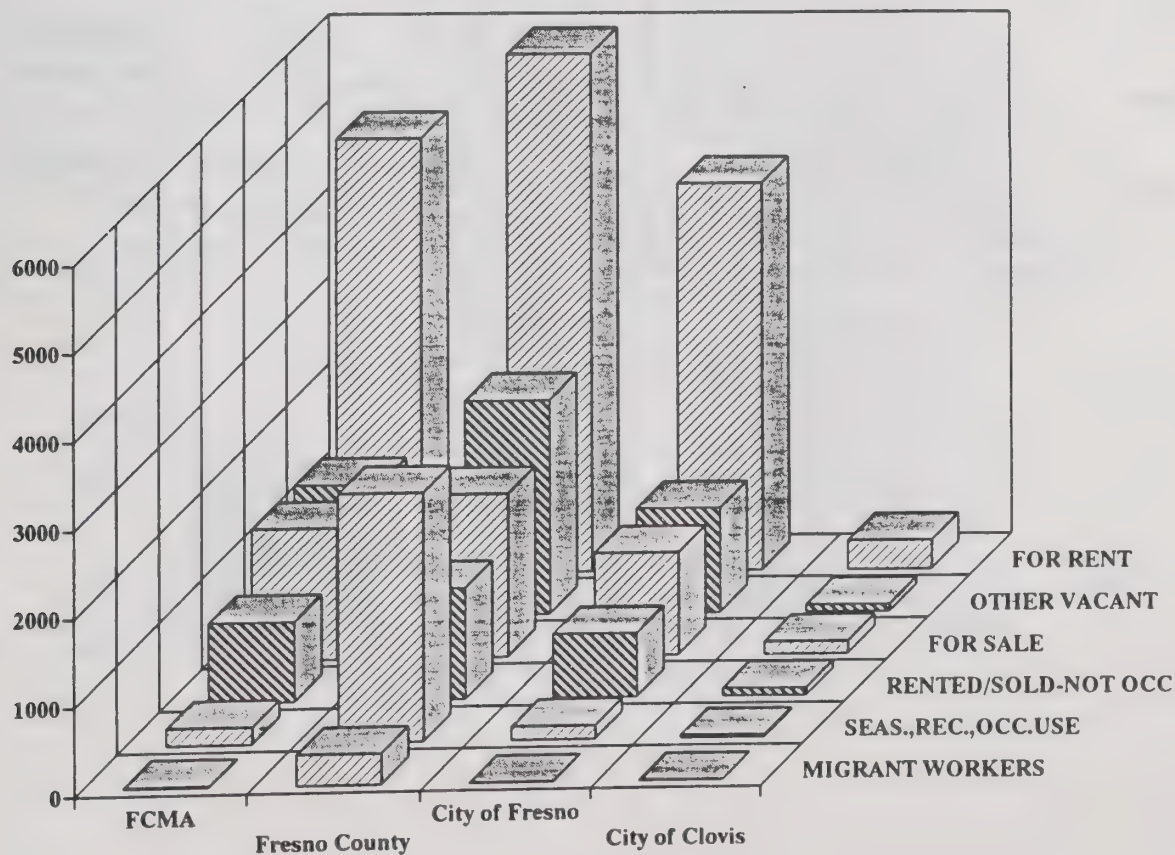


EXHIBIT II-28

NUMBER OF VACANT HOUSING UNITS BY TYPE
 APRIL 1, 1990

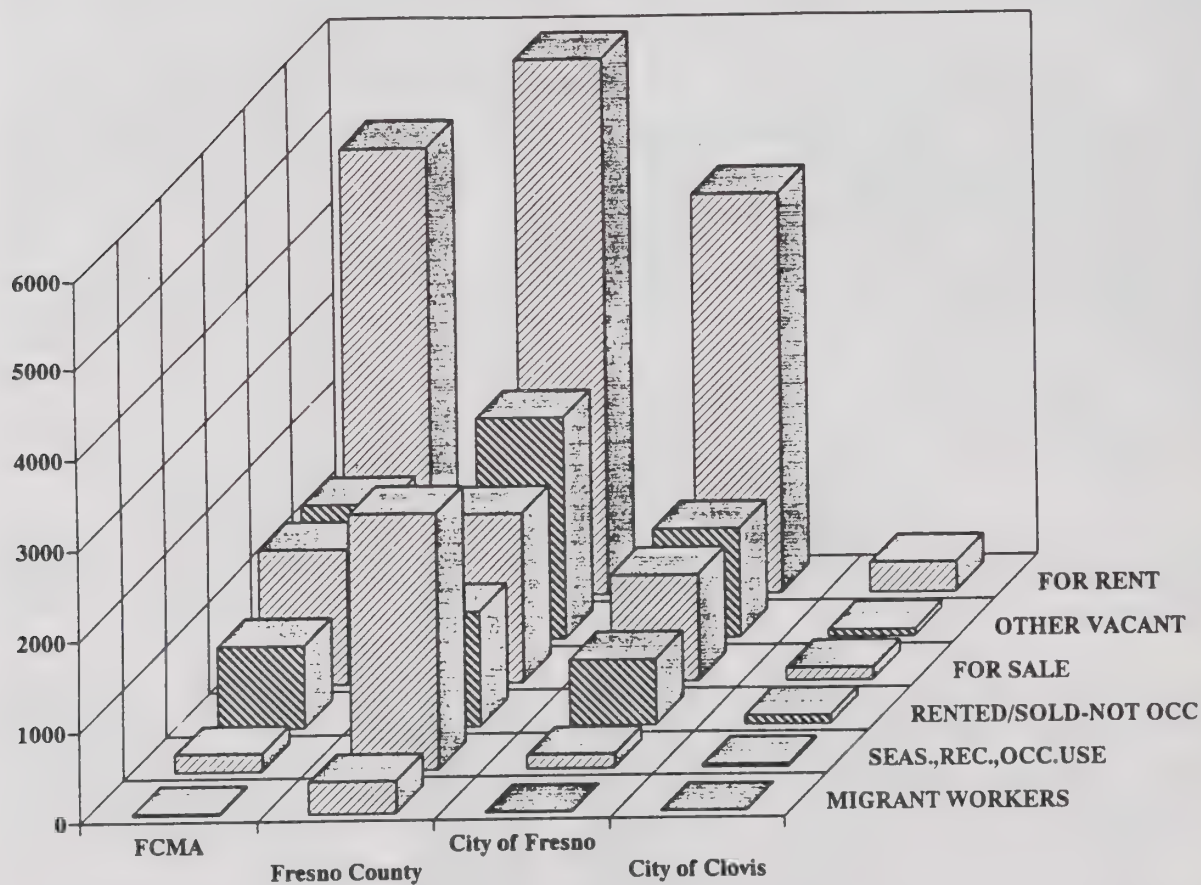


TABLE II-31

TOTAL VACANT HOUSING UNITS, FOR THE FCMA AND CITY OF FRESNO, 1970-1990				
Year	FCMA		CITY OF FRESNO	
	Total Vacant Units	% of Total Housing Units	Total Vacant Units	% of Total Housing Units
1970	4,022	4.2	2,385	4.10
1980	9,799	6.9	6,624	7.50
1990	9,051	5.2	7,597	5.87

Source: State of California Department of Finance, (Sacramento [January, 1983]).
U.S. Department of Commerce, Bureau of the Census, United States Census Population, 1990.

EXHIBIT II-29
TOTAL VACANT HOUSING UNITS
FCMA AND CITY OF FRESNO, 1970-1990

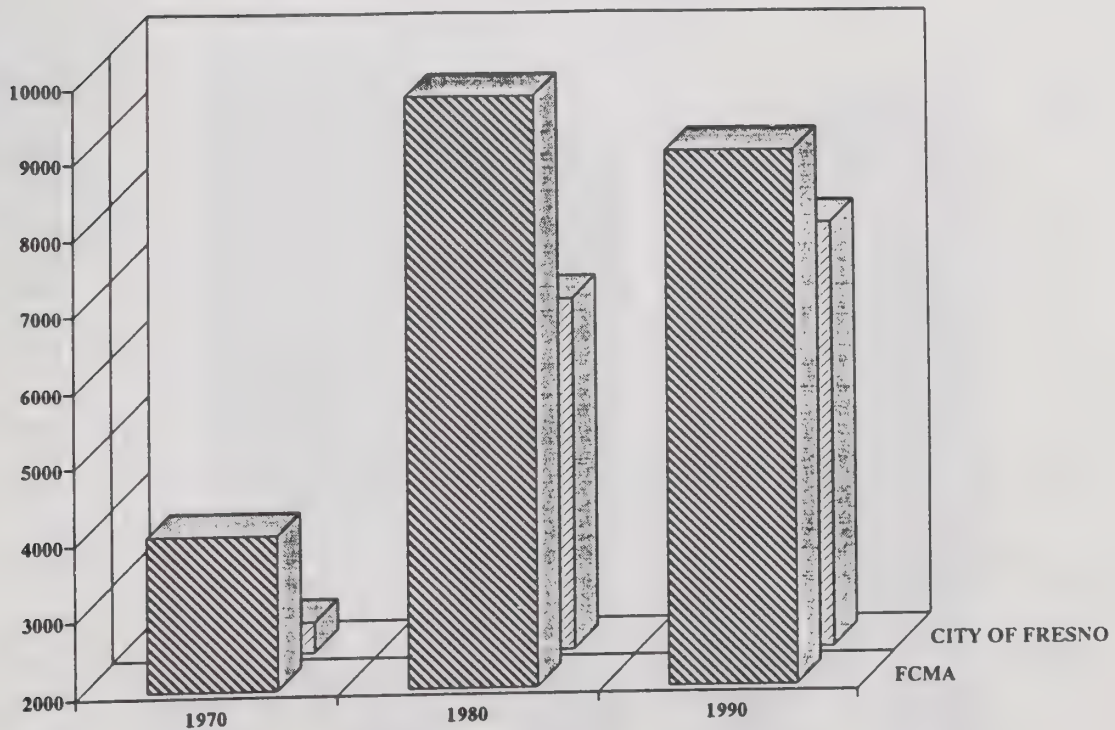


TABLE II-32

VACANT UNITS BY HOUSING TYPE, CITY OF FRESNO				
April 1, 1980 and 1990				
Vacant Housing Units By Type	April 1, 1980		April 1, 1990	
	Number	Percent	Number	Percent
Single Family Units	2,565	4.51%	2,974	3.94%
2-4 Units	702	8.98%	1,261	7.97%
5+ Units	3,163	14.14%	2,970	9.04%
Mobilehomes	194	12.07%	263	7.09%
Other	N/A	N/A	129	8.57%
Total	6,624		7,597	

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1980 and 1990.

EXHIBIT II-30
VACANT UNITS BY HOUSING TYPE
CITY OF FRESNO, 1980-1990

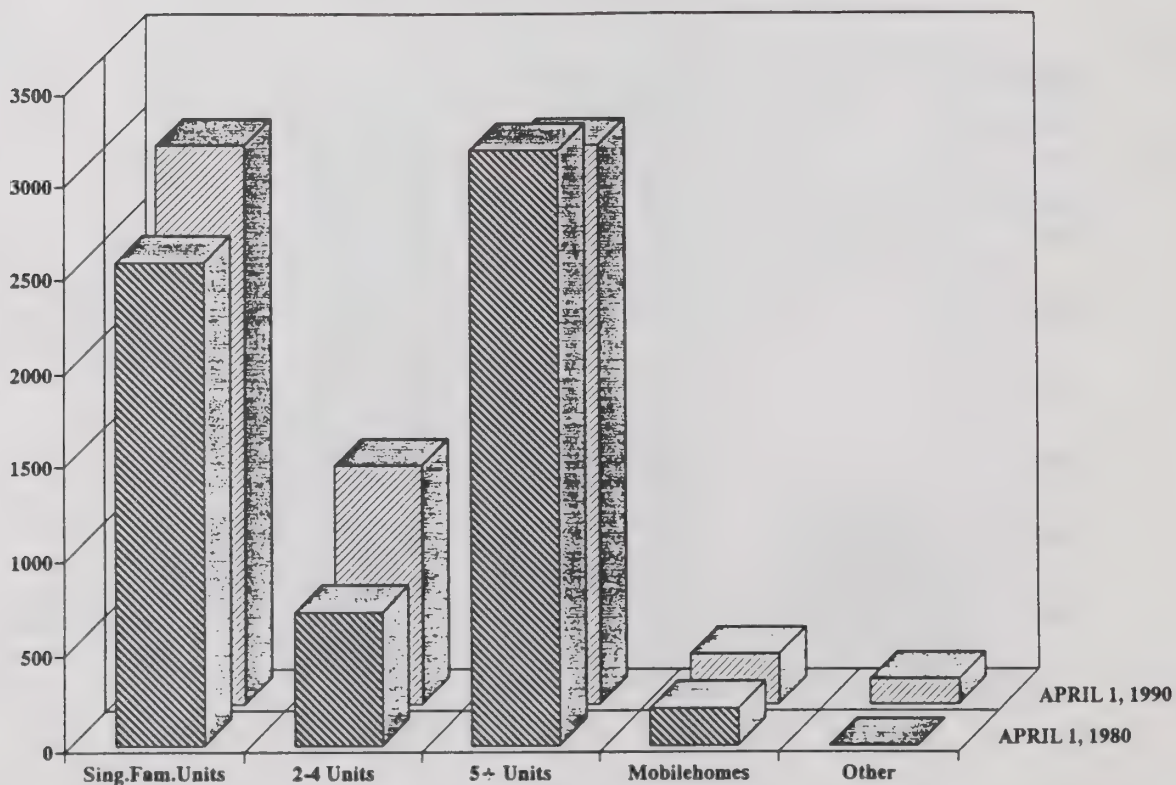


TABLE II-33

VACANT HOUSING UNITS FOR RENT IN THE FCMA AND THE CITY OF FRESNO, 1970-1990						
	1970		1980		1990	
	Vacant Units For Rent	% of Total Housing Units	Vacant Units For Rent	% of Total Housing Units	Vacant Units For Rent	% of Total Housing Units
FCMA	1,937	2.0	5,212	3.7	4,944	2.8
City of Fresno	1,299	2.3	3,668	4.1	4,408	3.4

Source: U.S. Department of Commerce, Bureau of the Census,
 United States Census of Population, 1970, 1980, and 1990.

EXHIBIT II-31
 VACANT HOUSING UNITS FOR RENT
 FCMA AND CITY OF FRESNO, 1970-1990

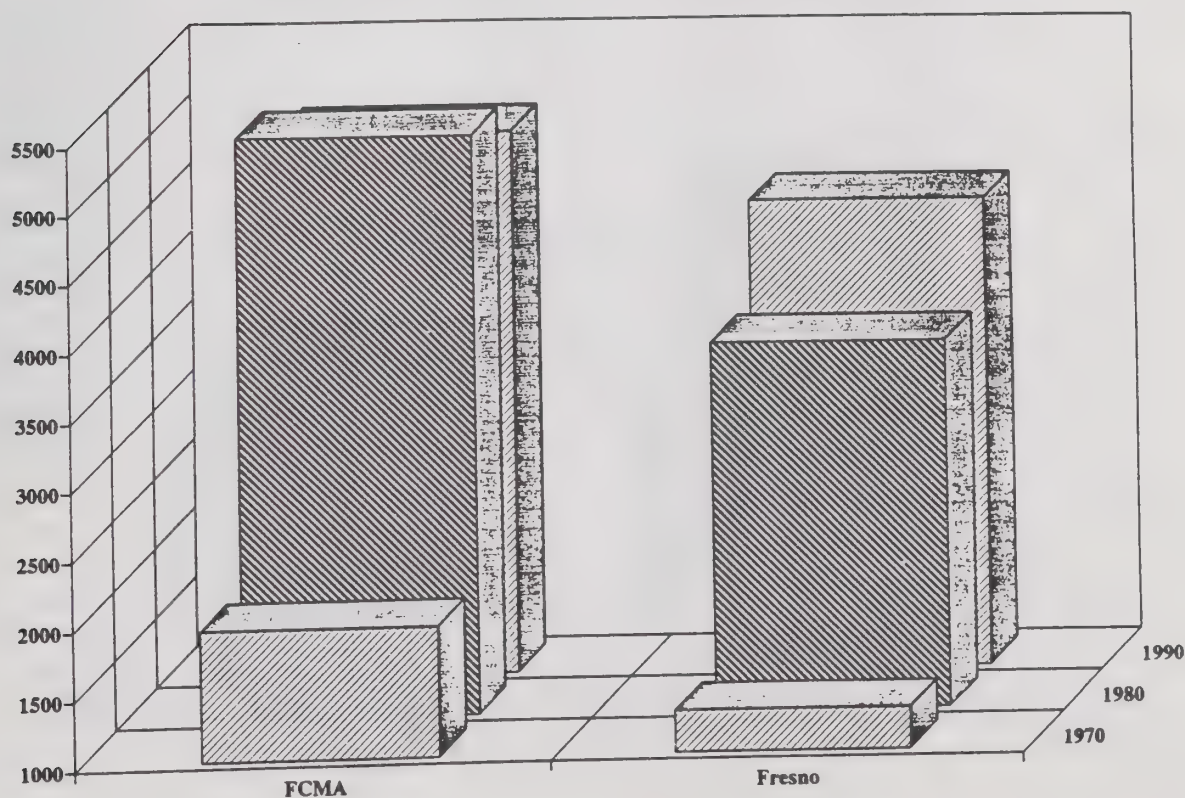


TABLE II-34

VACANT HOUSING UNITS FOR SALE IN THE FCMA AND THE CITY OF FRESNO, 1970-1990						
	1970		1980		1990	
	Vacant Units For Sale	% of Total Housing Units	Vacant Units For Sale	% of Total Housing Units	Vacant Units For Sale	% of Total Housing Units
FCMA	673	0.7	2,521	1.8	1,227	0.7
City of Fresno	303	0.5	1,626	1.8	951	0.7

Source: U.S. Department of Commerce, Bureau of the Census,
 United States Census of Population, 1970, 1980, and 1990.

EXHIBIT II-32

VACANT HOUSING UNITS FOR SALE
 FCMA AND CITY OF FRESNO, 1970-1990

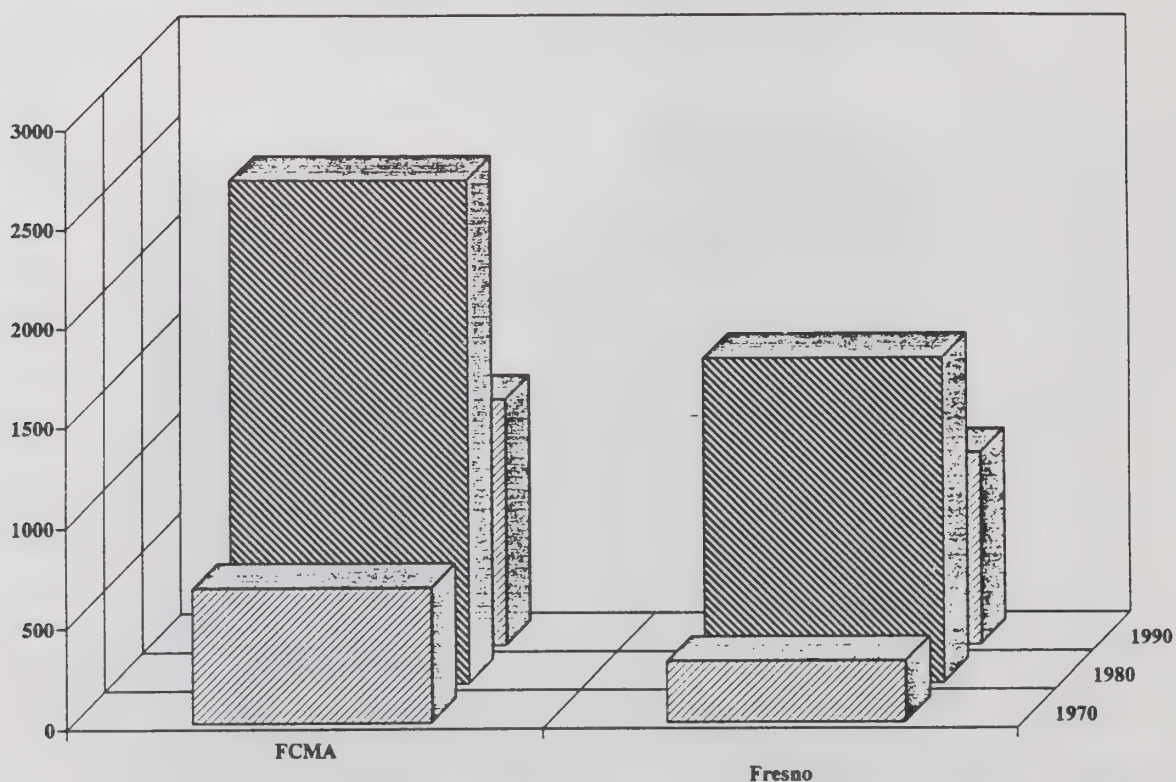


TABLE II-35

CSUF ANNUAL HOUSING STUDY APARTMENT UNITS AND APARTMENT VACANCY RATES BY AREA, 1990			
Study Zone	1990		
	Number of Units	Percent Vacant	Number Vacant
1	1,077	6.31 %	68
2	3,881	4.77 %	185
3	944	4.98 %	47
4	3,115	2.79 %	87
5	4,067	5.09 %	207
6	2,030	2.96 %	60
7	2,146	3.73 %	80
8	2,621	1.18 %	31
9	2,652	1.51 %	40
10	3,199	2.88 %	92
14	921	3.91 %	36
15	1,197	2.76 %	33
16	3,054	1.77 %	54
TOTAL	30,904	3.30 %	1,020
Source: Annual Housing Report Fresno-Clovis Urban Area, 1990; School of Business, California State University Fresno [1984 & 1990]			

Numerous findings in the Report were considered noteworthy and are provided as follows:

- . rents ranged from an average of \$220 for a studio apartment in Area 1 to an average high of \$840 for a 4 bedroom/2 bath (2 story) apartment in Area 8;
- . the average vacancy rate for the urban area was at a nine year low of 4.0 percent in 1989;
- . the vacancy rate for various survey areas ranged from 1.4 percent to 7.0 percent. Vacancies were lowest in areas 7, 8, 9, 10, 14 and 15;
- . while the vacancy rate was highest in the southwest part of the urban area or at 7.0 percent, the area rate had increased substantially from 1983 when it was 2.7 percent;
- . vacancy rates are highest for properties less than one year old. In 1988, the vacancy rate for new apartments was 19.9 percent (215 vacant units of a total 1,080). The vacancy rate for units constructed between 1980 and 1984 was 2.9 percent, and for units constructed between 1985 and 1989 it was 3.4 percent;
- . for the most part, vacancy rates by apartment complex size are fairly uniform (among different complex size categories) but a few do not fit the ordinary pattern and vary from a low of 0.7 percent for complexes with 295 to 319 dwelling units, to a high of 9.4 percent for complexes with 320+ dwelling units; and
- . the 1989 Annual Housing Report initiated an extensive survey of rental properties containing twenty (20) or more units. The scope to the survey covered 27,995 rental units on 309 properties. There were 1,112 vacant units or 3.97 percent of the total.

Residential Building Permits

This section presents information relative to residential building permit activity for the local housing market area. Building permit data is collected annually for the Fresno County, the Fresno-Clovis Metropolitan Area and the City of Fresno. It can be used to identify and analyze market trends and to project future building activity.

Fresno County

An analysis of County building permit data and construction trends has been developed by California State University, Fresno in its 1989 Annual Housing Report. The report indicates that:

Past building activity in Fresno County, as in the nation as a whole, has been quite cyclical with the peaks and troughs in activity occurring on average....every five years. For example, in the post World War II period, cyclical peaks in residential construction in Fresno County occurred in 1950, 1955, 1960, 1965, 1971-72, and 1976-78. Some downward movement occurred in late 1981, hit the lowest point since 1960 in 1982 and then rebounded in 1984. By 1985 a slight decline had begun which was attributed to increasing interest rates. In 1986, building permit activity reached its highest point since 1979 due to decreasing interest rates and pent up demand. Since that time, overall Countywide building permit activity has slowed. It should be noted, however, that the single family permit activity continued at a brisk pace.

The cycles are identified on Table II-36. The latest "peak" occurred in 1986. Also evident in the data are "credit crunches" of 1966, 1969, 1974, 1981 and 1982.

City of Fresno

During the ten-year period between January 1, 1980 and December 31, 1989, the City of Fresno experienced new construction of 23,559 housing units and demolition of 948 units resulting in a net gain of 22,611 units in the housing stock, or an average of 2,261 units per year. Single-family housing activities comprised 46.7 percent of all construction and 76.4 percent of all demolition, while multiple family housing activities accounted for 53.3 percent and 23.6 percent, respectively. Consequently, the multiple family housing share of the total City housing stock rose from 34.1 percent on April 1, 1980, to 40.5 percent on April 1, 1990. Table II-37 and Exhibits II-33 and II-34 identify new construction and demolition of housing units by type within the City of Fresno between 1980 and 1989. Note that data on Table II-37 is based on finalized building permits, while data on Table II-38, which follows, indicates building permits issued.

TABLE II-36

NUMBER OF HOUSING UNITS INCLUDED IN BUILDING PERMITS FOR FRESNO COUNTY, 1970-1991			
Year	Single Family Units	Multiple Family Units	Total
1970	1,743	2,972	4,715
1971	2,346	3,944	6,290
1972	4,057	2,930	6,987
1973	1,886	2,797	4,683
1974	2,632	1,652	4,284
1975	2,916	1,472	4,388
1976	3,593	3,832	7,425
1977	3,933	2,603	6,536
1978	3,455	3,841	7,296
1979	2,940	2,345	5,285
1980	2,373	1,370	3,743
1981	1,064	1,184	2,248
1982	1,001	594	1,595
1983	1,551	1,188	2,739
1984	2,461	2,709	5,170
1985	1,917	2,906	4,823
1986	2,447	3,880	6,327
1987	2,800	1,722	4,522
1988	2,650	1,535	4,185
1989	3,044	793	3,837
1990	N/A	N/A	N/A
1991	N/A	N/A	N/A
Source: Annual Housing Report Fresno-Clovis Urban Area 1984 (Fresno: School of Business, California State University [1984]). County of Fresno, Department of Public Works and Development Services, 1984-1989 Annual Reports on Residential Building Permit and Demolition Summaries.			

TABLE II-37

CONSTRUCTED AND DEMOLISHED HOUSING UNITS
CITY OF FRESNO, 1980-1989

CONSTRUCTED AND DEMOLISHED HOUSING UNITS CITY OF FRESNO, 1980-1989																						
Construction											Demolition											
Year	Mob. Home	Single Family Res.	2-4 Units		5-9 Units		10+ Units		Total		Mob. Home	Single Family Res.	2-4 Units		5-9 Units		10+ Units		Total		Total Gain or Loss	
			STRT	UNIT	STRT	UNIT	STRT	UNIT	STRT	UNIT			STRT	UNIT	STRT	UNIT	STRT	UNIT	STRT	UNIT	STRT	UNIT
1980	0	1,298	108	323	102	635	9	114	1,517	2,370	0	73	3	11	0	0	0	0	76	84	1,441	2,286
1981	0	846	129	416	59	413	10	144	1,044	1,819	0	61	3	8	0	0	1	12	65	81	979	1,738
1982	0	417	40	127	13	96	4	50	474	690	0	22	7	17	0	0	0	0	29	39	445	651
1983	0	632	89	280	37	252	12	192	770	1,356	0	62	1	3	0	0	1	19	64	84	707	1,272
1984	0	1,166	105	294	70	484	63	807	1,404	2,751	0	51	5	12	0	0	0	0	56	63	1,347	2,688
1985	0	867	192	654	70	543	73	828	1,202	2,892	0	57	1	3	0	0	0	0	58	60	1,144	2,832
1986	0	999	126	397	170	1,226	93	1,298	1,388	3,920	0	73	43	86	0	0	0	0	116	159	1,272	3,761
1987	0	1,534	94	306	77	487	20	204	1,725	2,531	0	129	1	2	3	22	0	0	133	153	1,592	2,378
1988	0	1,404	134	514	83	599	9	112	1,630	2,629	0	121	6	21	0	0	0	0	127	142	1,503	2,487
1989	0	1,847	105	318	48	348	6	88	2,006	2,601	0	75	4	8	0	0	0	0	79	83	1,927	2,518
TOTAL	0	11,010	1,122	3,629	729	5,083	299	3,837	13,160	23,559	0	724	74	171	3	22	2	31	803	948	12,357	22,611

EXHIBIT II-33
CITY OF FRESNO
NEW CONSTRUCTION, 1980-1989

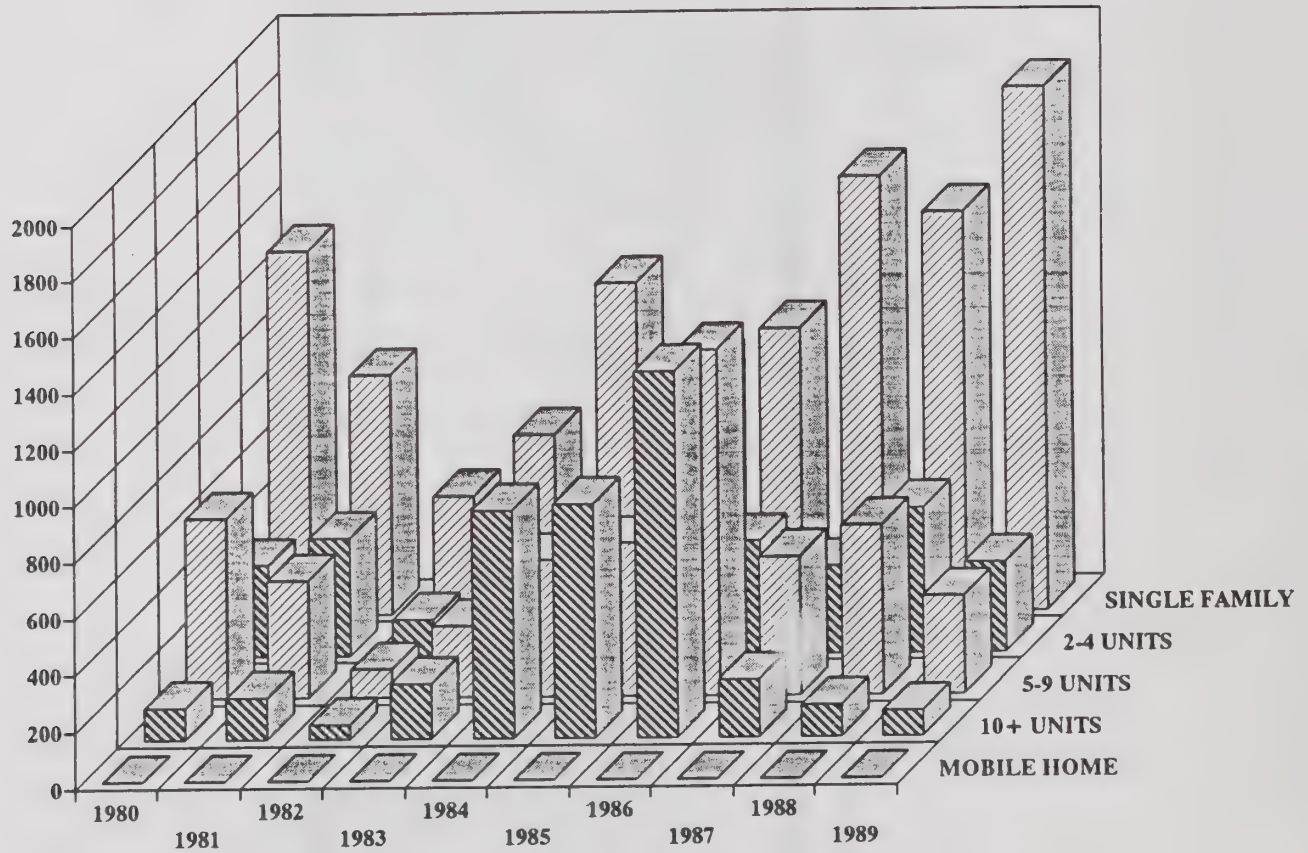
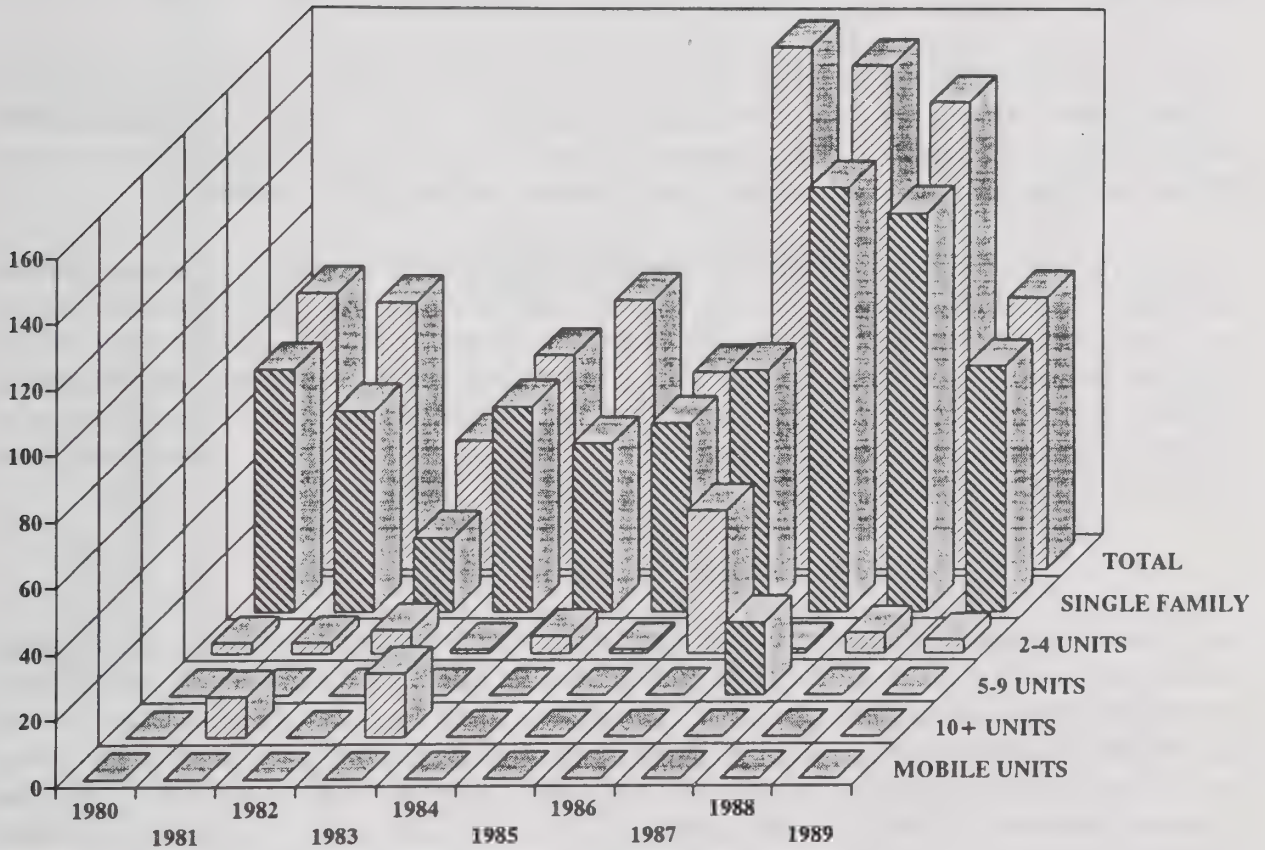


EXHIBIT II-34
CITY OF FRESNO
DEMOLITION, 1980-1989



1 Referencing Table II-38, since 1985, the Fresno area housing market activity has been brisk with
2 record building activity in 1989, when a total of 3,199 single family permits were issued, nearly
3 doubling previous year permit activity. As a result of the nationwide recession, building permit
4 activity for single family units decreased to 2,031 permits issued in 1990.
5

6 Based on permit activity in the larger Fresno-Clovis area during the first nine months of 1991,
7 it is anticipated that Fresno City permit activity for the year will also show a decline (overall
8 permit activity in the larger area has shown a decline of 17.6 percent, with single family permits
9 dipping nine percent (9%) and multiple family permits declining 38.5 percent.)
10

11 In summary, the local housing market has experienced peak periods at about five-year intervals
12 with moderate decline occurring in the intervening periods. The years 1981 and 1982 showed
13 more than moderate decline, marking the least building permit activity since the late 1960's.
14 This was followed by a recovery in 1983. The recovery lasted with significant increase in
15 building permit activity between 1983 and 1986. In 1987, the number of units built in the City
16 of Fresno significantly declined but has steadily increased since that time. Within the urban
17 area, most building activity has occurred to the north, northwest, and to the southeast.
18

19 Alternatives to Traditional Single-Family Housing

20

21 New housing alternatives often evolve into the market when the traditional housing supply cannot
22 meet the needs of segments of the population. Until the late 1970s, high-valued, single-family
23 housing had been in demand across the country as an investment, a hedge against inflation, and
24 as a preferable place to raise a family. However, with the changing economy, including high
25 interest rates, moderate and lower income groups and first-time home buyers were priced out
26 of the traditional single-family housing market between 1981 and 1982. The interplay of these
27 factors led to a search for alternatives to traditional single-family housing. Condominiums are
28 one of these alternatives and mobile homes are another.
29
30
31
32
33
34

TABLE II-38

NUMBER OF BUILDING PERMITS AND TOTAL VALUATION OF HOUSING UNITS BY HOUSING TYPE WITHIN THE CITY OF FRESNO, 1970-1990								
Year	Single Family Number of Permits Issued	Total Valuation	Multiple Family Number of Permits Issued	Number of Units	Total Valuation	Total Number of Permits Issued	Total Units Number of Units	Total Valuation
1970	636	\$10,227,803	422	2,112	\$18,772,450	1,058	2,748	\$29,000,253
1971	856	\$13,514,054	414	2,023	\$18,413,578	1,270	2,879	\$31,927,632
1972	1,871	\$30,861,457	290	1,425	\$14,460,121	2,161	3,296	\$45,321,578
1973	344	\$6,411,836	202	1,702	\$18,916,712	546	2,046	\$25,328,548
1974	1,152	\$23,193,392	90	593	\$5,595,636	1,242	1,745	\$28,789,028
1975	1,176	\$26,401,090	106	561	\$7,908,808	1,282	1,737	\$34,309,898
1976	1,436	\$36,818,621	384	2,401	\$28,833,304	1,820	3,837	\$65,651,925
1977	1,598	\$61,905,716	243	1,508	\$23,772,533	1,841	3,106	\$85,678,249
1978	1,570	\$78,734,117	389	2,339	\$43,856,289	1,959	3,909	\$122,590,406
1979	1,167	\$67,693,973	394	1,815	\$44,376,193	1,561	2,982	\$112,070,166
1980	1,303	\$72,731,483	216	1,032	\$29,828,420	1,519	2,335	\$102,559,903
1981	442	\$28,512,160	103	581	\$16,778,971	545	1,023	\$45,291,131
1982	601	\$30,517,440	123	561	\$14,876,840	724	1,162	\$45,394,280
1983	1,791	\$93,328,334	277	1,834	\$41,467,348	2,068	3,625	\$134,795,682
1984	1,047	\$56,464,777	534	3,647	\$81,843,074	1,581	4,694	\$138,307,851
1985	1,137	\$65,823,183	538	3,786	\$83,810,695	1,675	4,923	\$149,633,878
1986	1,552	\$95,907,471	335	1,912	\$46,278,483	1,887	3,464	\$142,185,954
1987	1,680	\$119,150,224	229	1,442	\$33,329,273	1,909	3,122	\$152,479,497
1988	1,921	\$152,129,322	117	767	\$26,506,700	2,038	2,688	\$178,636,022
1989	3,199	\$250,376,995	267	1,708	\$58,675,162	3,466	4,907	\$309,052,157
1990	2,031	\$174,103,766	256	1,297	\$49,931,189	2,287	3,328	\$224,034,955

Source: City of Fresno Development Department, 1991.

Condominiums

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons and urban professionals.

The increasing supply of this type of housing unit has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derivable from the relatively lower selling price of certain condominiums. In addition, many of the units built in 1984 and 1985 were larger in size and higher in price, and were targeted for upper income groups. Trends since 1985 are not available because the condominium market has not been active. As a result, the City has not kept record of condominium statistics.

Countywide Condominium Stock

Condominiums became a measurable part of the local housing stock sometime during the early 1970s. By 1980 there were approximately 3,300 condominium units countywide. Building permit information indicates that over 1,000 units have been added to the stock since that time. Of the units tallied at the time of the 1980 U.S. Census, 47 percent were owner-occupied, twenty-five percent (25%) were renter-occupied, twenty-two percent (22%) were vacant for sale only, and six percent (6%) were in the "other" vacant category. Information from the 1990 U.S. Census is not available.

The 1983 Annual Housing Report prepared by California State University, Fresno, School of Business, indicates that years 1979 and 1982 were peak years countywide for tentative approvals of condominium developments. In 1979, according to County Building Permit data, tentative approvals totaled 1,380 units in eleven (11) projects and in the first nine months of 1982, they totaled 1,154 units in six (6) projects.

The largest number of final approvals were granted in 1980 and in the first nine months of 1982 when 614 and 396 units were completed, respectively.

Over the seven year period 1976 through the first nine months in 1982, 3,043 units in twenty-seven (27) projects received tentative approval and 1,675 units in twenty-five (25) projects received final approval and were actually recorded. Thus, units completed amounted to 55 percent of the amount tentatively approved.

1 FCMA Condominium Stock, 1980

2
3 As of the 1980 Census, there were over 3,000 condominiums within the Fresno-Clovis
4 Metropolitan Planning Area. Thus, the FCMA contained over 90 percent of all condominiums
5 existing in the County. The 3,000 units were approximately two percent of the total FCMA
6 housing stock. Of those, 47 percent were owner-occupied, twenty-four (24) percent were renter-
7 occupied, twenty-four (24) percent were vacant for sale and five (5) percent fell into the "other"
8 vacant category.
9

10 City of Fresno Condominium Stock, 1980

11
12 Within the City of Fresno there were approximately 2,150 condominiums in 1980. This was
13 approximately two-thirds of the total countywide stock. Forty-seven percent (47%) of City
14 condominiums were owner-occupied, twenty percent (20%) were renter-occupied, twenty-eight
15 percent (28%) were vacant for sale only, and five percent (5%) were "other" vacant.
16

17 Condominium Price in the Local Market Area

18
19 According to the 1983 Annual Housing Report Urban Survey of November 1983, of the 203
20 units built and as yet unsold, the median priced unit fell into the \$80,000 to \$89,999 price range.
21 One-fifth of all unsold units were priced below \$60,000; forty percent between \$60,000 and
22 \$89,999; one-fifth between \$100,000 and \$139,999; and over one-tenth were priced at \$180,000
23 or more. The number of unsold units in 1983 was down from the peak year of 1979 when
24 unsold units totaled 223, but up from the 173 unsold units available in 1982. The price range
25 of condominiums had expanded considerably since 1979 when all unsold units were priced at
26 75,000 or less, and 79 percent fell into the \$60,000 to \$74,999 price range. According to the
27 Fresno Multiple Listing Service, from December, 1990 through March 1991, condominium sales
28 prices within the Fresno market area ranged from a low of \$32,500 to a high of \$277,500.
29

30 Condominium Conversion Trends Within the City of Fresno

31
32 The City's Condominium Conversion Ordinance, adopted June 3, 1980, establishes regulations
33 for the conversion of existing multiple family rental units to condominiums. The Ordinance
34 provides for bi-annual review of applications by the Planning Commission (in January and July)
35 with final action by the City Council. The Ordinance was substantially amended in November,
36 1981.
37
38
39
40

The Ordinance indicates that if the City Council makes one or more of the following findings related to a particular conversion proposal, the application shall be denied:

- . the overall design and physical condition of the conversion does not achieve a high degree of appearance, comfort, safety and utility;
- . the cumulative effect of the condominium conversion would cause a significant percentage of low and moderate income rental units to be removed from the City's housing stock;
- . the tenant relocation and assistance plan proposed by an applicant will not sufficiently reduce the detrimental impact of the conversion on tenants, including special classes (elderly, handicapped, students, families with young children and members of low income groups);
- . vacancies have been caused by the applicant for the purpose of preparing the project for conversion by means of substantial rent increases, evictions, or terminations of tenancy;
- . approval of the proposed conversion would cause displacement of any of the special classes of tenants identified in point three, in an area without sufficient available comparable replacement housing;
- . the subdivider has engaged in discriminatory rental practices against groups referred to in point three; and
- . approval of the condominium conversion would be inconsistent with the purposes of the Condominium Conversion Ordinance and with the general health and well-being of City residents.

Conversion Activity

Between the inception of the City's Ordinance to allow the conversion of apartments to condominiums and 1984, the following activity had taken place:

- . tentative approval had been given to convert 2,936 units in 43 complexes. Three additional applications to convert approximately 130 additional units had been received in January, 1984;

- 1 . final approval had been given to convert 1,370 of those units in seventeen (17)
- 2 complexes; and
- 3
- 4 . units actually converted for sales totaled 476 in nine (9) complexes.
- 5

6 The data indicates that considerable lag time occurs between the time that projects are approved
7 and the time that they are actually converted for sale:

- 9 . of those complexes converted for sales, one had a final map approved in 1978,
10 six had maps approved in 1979 and two had maps approved in March and April,
11 1980;
- 12
- 13 . of the ten other complexes with final approval, six were processed in 1980, one
14 in 1981 and three in 1982; and
- 15
- 16 . twenty-four (24) additional complexes had received tentative approval only,
17 including six in 1981, seventeen in 1982, and one in 1983. Three additional
18 applications were received in January, 1984.
- 19

20 According to the 1989-91 Housing Assistance Plan (HAP) for the City of Fresno, 75 rental units
21 were converted between 1988 and 1991. Other more recent data is not available.

22 Future Prospects

23
24
25 There is some indication that the conversion of apartments to condominiums was essentially a
26 short-term phenomenon. HUD, in a 1982 publication titled "Federal Tax Incentives and Rental
27 Housing", states that the "...new tax law [the Economic Recovery Tax Act of 1981] and a
28 reduced rate of inflation may be causing the condominium conversion phenomenon to recede."
29 Based on the impact of this legislation, and on the reduced number of applications coming into
30 the City, it appears that only a few project proposals will actually ever be converted and offered
31 on the market as condominiums.

32 Mobile Homes

33
34
35 Mobile homes are an inexpensive housing alternative. Since mobile homes are prefabricated,
36 they require less labor than construction of a conventional house.

Buyers of mobile homes include not only the elderly, but also working families and individuals who have been priced out of the traditional housing market.

Census data shows there were 4,587 mobile homes and trailers occupied as primary dwellings within the FCMA in 1980 and 5,742 such units in 1990.

Because mobile home parks are State controlled entities, there is not a complete accurate count of such facilities within the FCMA. However, a City Planning Division survey indicates that there were at least 52 parks with 5,377 trailer spaces in the FCMA in late 1979.

In November, 1990, the vacancy rate for mobile homes was 2.6 percent in the City of Fresno. Further, twenty-nine (29) mobile home parks containing 3,491 spaces were located within the City. Table II-39 indicates the growth and decline of the number of mobile home parks in the City between 1980 and 1990.

TABLE II-39

MOBILE HOME PARKS IN THE CITY OF FRESNO, 1980-1990			
	1980	1985	1990
Total # of Mobile Home Parks	11	30	29
Total # of Mobile Home Spaces in Parks	1,580	3,555	3,491
Occupied by Permanent Residents	1,366	3,504	3,401
# of Permanent City Residents	2,814	7,043	6,632
Average Household Size	2.06	2.01	1.95
Source: Development Department, City of Fresno, 1991.			

It should be noted that between 1980 and 1985, nineteen (19) mobile home parks were annexed to the City of Fresno, increasing the number of parks from eleven (11) to thirty (30). In 1988, one (1) park (Ventura Trailer Park) closed, and Yosemite Trailer Park was reduced in size to accommodate commercial development.

Although mobile homeowners have been able to purchase rather than rent mobile housing units, most are renting the property on which the homes are located. The associated rental-charge is an additional factor which must be considered as a part of total monthly housing costs. According to the Fresno Multiple Listing Service, during November, 1990, the average local

1 market price for a mobile home was \$26,700. This was up from an April, 1980 average market
2 price of \$24,167.

3
4 The CSUF Annual Housing Report indicated that in November, 1990, the average rent for a
5 single-wide trailer space was \$187/month; a double wide space was \$203/month; and triple-wide
6 space was \$227/month within the Urban Study Area. The 1990 Annual Housing Report further
7 states that the mean rent by size of space has remained relatively constant for single-, double-,
8 and triple-wide units from 1988 to 1990. In the years 1989-1990, average rents for single wide
9 spaces increased by twenty-one percent (21%). The average rent for double-wide spaces
10 increased only twelve percent (12%) in the same period, while average rents for triple-wide
11 spaces increased about seven percent (7%) each year.

12
13 Since most mobile homeowners rent a site for their mobile homes, control over escalating space
14 rental cost is of major concern, particularly for persons on a fixed income.

15
16 Due to a great deal of pressure from occupants of existing mobile home parks within the City
17 of Fresno, the City adopted the Mobilehome Rent Control Ordinance in 1987. The Ordinance
18 requires review of applications submitted by owners of mobilehome parks to increase monthly
19 space rent. Hearing are held to formally review applications. It should be noted that since the
20 Ordinance was adopted, no new mobilehome parks have been developed. The City should
21 monitor the development of mobilehome parks over the next five years and identify the potential
22 effect of rent control on the development of new, or expansion of existing mobilehome parks.

23
24 The City of Fresno has code provisions which will allow not only mobile home subdivisions,
25 but also condominium-type ownership and the placement of mobile homes on single-family infill
26 lots. Change over costs may prevent some from taking advantage of these options, but others
27 may prefer the extra services provided within a mobile home park setting.

28
29 In 1991, occupants of the Westlake Mobilehome Park were in the process of applying for state
30 monies to purchase the facility, and they had asked that the City act as a co-sponsor.

31
32 To summarize the discussion of alternative housing, types of dwellings built within the FCMA
33 have changed over time to correspond to changes in population, market conditions, and housing
34 technology. This reflects changing housing needs and preferences as well as the price which can
35 be afforded by the consumer.

1 In the 1960s, single-family housing was desired and generally affordable. As urbanization
2 accelerated in the 1970s, more multiple family rental units were built in the FCMA. Although
3 single-family houses built in the 1970s accounted for a smaller percentage of new housing
4 construction than they did in the 1960s, these units were generally larger and more luxurious
5 than those built in the 1950s and 1960s.

6
7 As interest rates rose and land costs increased in the late 70s and early 80s, large single-family
8 homes became less affordable to the first time buyer. Consequently, smaller single-family
9 houses were built. In the late 1980's and early 1990's, interest rates decreased and the size of
10 a typical single-family tract home increased. The supply of rental housing was adequate and few
11 condominiums were built. Rent control stabilized costs for mobilehome park occupants, but the
12 supply decreased slightly. Because the community contained large numbers of lower income
13 households, there was some lack of effective demand.

14 15 Housing Quality

16
17 Two surveys are available which describe housing quality throughout the FCMA, and/or
18 Community Plan areas within the City of Fresno. The 1990 U.S. Census provides data for the
19 entire FCMA area including disaggregated City of Fresno data. City of Fresno Development
20 Department staff also completed a comprehensive housing quality field survey for each
21 Community Plan area within the City of Fresno. That survey was completed May, 1991. The
22 field survey covered approximately 60.1 percent of all FCMA housing units, concentrating on
23 the area bounded by North Avenue on the south, Marks Avenue/Freeway 99 on the west,
24 Bullard Avenue on the north, and Clovis Avenue on the east. In addition, some outlying areas
25 which were known to contain a substantial number of older substandard housing units were also
26 surveyed. These included Pinedale, Highway City, Malaga and Calwa. The field survey data
27 has been extrapolated to the entire FCMA, using the 1990 Census count as a base. The
28 extrapolated information appears in Table II-40. Exhibit II-35 depicts housing quality by type
29 within the FCMA.

30 31 The Survey Criteria

32
33 Both the 1990 U.S. Census and City of Fresno Development Department staff survey classified
34 Housing units into four quality categories. The four categories used for evaluation were
35 standard, minor rehabilitation, major rehabilitation, and demolition. The standard class included
36 all those units that had no major structural deficiency, but which required minor repair costing
37 less than five percent (5%) of replacement cost. A housing unit in the minor rehabilitation
38 category contained not more than one major deficiency and needed other minor repairs. Total
39 repair costs of minor rehabilitation units could be expected to range from five to twenty-five
40 percent (5-25%) of the replacement cost. A housing unit classified as needing major
41 rehabilitation contained two or more major deficiencies in addition to needing minor repairs.
42 Costs to eliminate deficiencies of major rehabilitation units would total twenty-five to fifty
43 percent (25-50%) of replacement cost. A housing unit of demolition quality would require
44

Chapter II - Housing and Population Characteristics/Needs
1991 Fresno Housing Element

TABLE II-40

HOUSING QUALITY

Fresno-Clovis Metropolitan Area, 1990

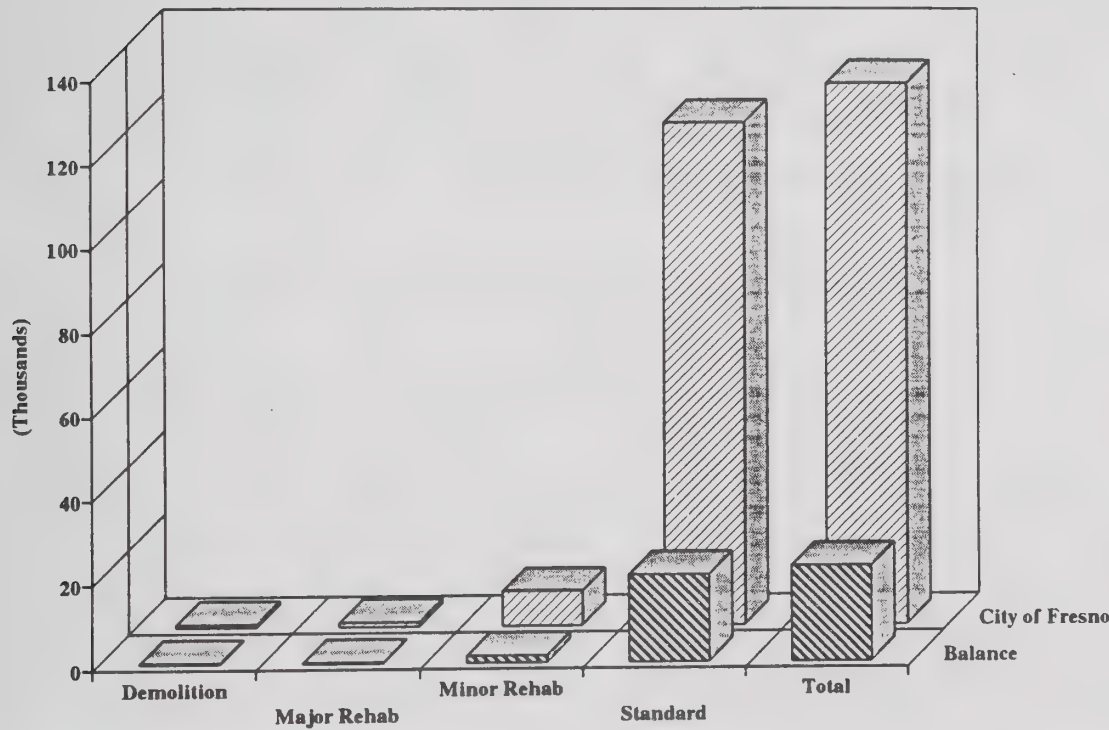
CENSUS	Standard			Minor Rehabilitation			Major Rehabilitation			Demolition			Total		
TRACT	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total
1	497		497			0			0			0	497	0	497
2	480		480	208		208	27		27	50		50	765	0	765
3	818		818	180		180	33		33	50		50	1,081	0	1,081
4	1,096		1,096	176		176	39		39	31		31	1,342	0	1,342
5	1,490		1,490	497		497	122		122	42		42	2,151	0	2,151
6	1,071		1,071	951		951	187		187	116		116	2,325	0	2,325
7	829	18	847	290	4	294	44	1	45	55	2	57	1,218	25	1,243
8	2	53	55	1	27	28	1	10	11		3	3	4	93	97
9	1,327	2	1,329	241	1	242	61	1	62	22		22	1,651	4	1,655
10	501	40	541	114	21	135	23	2	25	28	4	32	666	67	733
11	572		572	233		233	13		13	16		16	834	0	834
12	1,580	397	1,977	188	86	274	14	6	20	22	7	29	1,804	496	2,300
13	3,124		3,124	271		271	26		26	8		8	3,429	0	3,429
14.03	1,148	733	1,881			0			0			0	1,148	733	1,881
14.04	27	1,327	1,354		117	117		17	17		14	14	27	1,475	1,502
14.05	2,780	4	2,784	24		24			0			0	2,804	4	2,808
14.06	1,015	423	1,438	8	13	21		3	3	2	5	7	1,025	444	1,469
15	9	516	525	3	199	202			27		11	11	12	753	765
18	38	1,040	1,078	4	274	278	1	40	41	1	33	34	44	1,387	1,431
19	12	770	782	3	66	69	3	10	13	7	8	15	25	854	879
20	1,341	175	1,516	174	116	290	39	23	62	19	15	34	1,573	329	1,902
21	1,789		1,789	391		391	11		11	1		1	2,192	0	2,192
22	1,353		1,353	288		288	13		13	2		2	1,656	0	1,656
23	1,113		1,113	306		306	18		18	11		11	1,448	0	1,448
24	954		954	488		488	17		17	5		5	1,464	0	1,464
25	2,589		2,589	362		362	40		40	38		38	3,029	0	3,029
26	2,259		2,259	172		172	12		12	21		21	2,464	0	2,464
27	2,556		2,556	162		162	8		8	7		7	2,733	0	2,733
28	1,520		1,520	149		149	17		17	21		21	1,707	0	1,707
29.01	2,257	365	2,622	12		12	1		1			0	2,270	365	2,635
29.02	1,771	367	2,138	28	11	39	5		5	2	4	6	1,806	382	2,188
30	1,809	1,021	2,830	48	22	70			0	3	1	4	1,860	1,044	2,904
31.01	1,329		1,329			0			0			0	1,329	3,060	4,389
31.02			0			0			0			0	0	2,780	2,780
32	1,661	1,454	3,115	37	35	72			0		1	1	1,698	1,490	3,188
33	1,324	1,264	2,588	77	102	179	1		1			0	1,402	1,366	2,768
34	1,595		1,595	103		103	1		1	1		1	1,700	0	1,700
35	2,008		2,008	237		237	9		9	6		6	2,260	0	2,260
36	1,639		1,639	130		130	3		3	1		1	1,773	0	1,773
37	2,667		2,667	117		117	5		5			0	2,789	0	2,789
38.01	1,551	79	1,630	9	15	24	2	9	11	4	6	10	1,566	109	1,675
38.02	2,703	991	3,694	23	189	212	5	35	40	7	21	28	2,738	1,236	3,974
38.03	21	788	809		44	44	1	19	20		24	24	22	875	897
42.01	418	240	658	98	7	105	22	3	25	23	3	26	561	253	814
42.02	3,373	150	3,523	8		8			0	1		1	3,382	150	3,532
42.04	2,143		2,143	1		1	1		1	1		1	2,146	0	2,146
42.05	2,044		2,044	12		12	5		5	3		3	2,064	0	2,064

Chapter II - Housing and Population Characteristics/Needs
1991 Fresno Housing Element

TABLE II-40 (CONT.)

HOUSING QUALITY															
Fresno-Clovis Metropolitan Area, 1990															
CENSUS	Standard			Minor Rehabilitation			Major Rehabilitation			Demolition			Total		
TRACT	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total	City of Fresno	Balance	Total
43.01	637	421	1058			0			0			0	637	421	1058
43.02	953	881	1834		2	2			0			0	953	883	1836
43.03	795	986	1781			0			0			0	795	986	1781
44.02	3,731		3731			0			0			0	3,731	0	3731
44.03	2,457		2457			0			0			0	2,457	0	2457
44.04	784		784	182		182	13		13	15		15	994	0	994
45.03	1,406	701	2107			0			0			0	1,406	701	2107
45.04	1,711	313	2024			0			0			0	1,711	313	2024
45.05	1,796	133	1929	7	3	10		1	1	2		2	1,805	137	1942
45.06	354	1,207	1591		6	6		1	1	1		1	385	1,214	1599
46	1,174	998	2172	8	15	23		2	2			0	1,182	1,015	2197
47.01	2,474		2474	8		8			0			0	2,482	0	2482
47.02	2,868		2868	106		106	5		5	3		3	2,982	0	2982
48	2,916	16	2932	94	14	108	1		1	1		1	3,012	30	3042
49	1,549	587	2136	141	43	184	6		6	1		1	1,697	630	2327
50	910	610	1520	20	2	22			0			0	930	612	1542
51	2,209		2209	18		18			0			0	2,227	0	2227
52.01	3,056		3056	25		25			0			0	3,081	0	3081
52.02	1,164	175	1339	13	17	30	1		1			0	1,178	192	1370
53.01	1,932		1932	16		16	2		2			0	1,950	0	1950
53.02	2,110		2110	6		6			0			0	2,116	0	2116
53.03	3,536		3536	29		29	1		1	1		1	3,567	0	3567
54.03	1,201		1201	499		499			0			0	1,700	0	1700
54.04	2,737		2737	12		12	2		2			0	2,751	0	2751
54.05	1,625		1625			0			0			0	1,625	0	1625
54.06	1,490		1490			0			0			0	1,490	0	1490
54.07	1,263		1263	1		1			0			0	1,264	0	1264
54.08	1		1			0			0			0	1	0	1
55.01	5,107	412	5519			0			0			0	5,107	412	5519
55.02			0			0			0			0	0	1,662	1662
56.02			0			0			0			0	0	2,162	2162
56.03	560		560	3		3			0			0	563	992	1555
56.04			0			0			0			0	0	3,311	3311
57.01			0			0			0			0	0	1,118	1118
57.02			0			0			0			0	0	1,014	1014
57.03			0			0			0			0	0	1,005	1005
57.04			0			0			0			0	0	1,765	1765
58.01			0			0			0			0	0	1,448	1448
58.02			0			0			0			0	0	499	499
58.03	1,081	978	2059	57	51	108			0			0	1,138	1,029	2167
59.01			0			0			0			0	0	2,043	2043
TOTAL	119,820	20,635	140,455	8,069	1,502	9,571	861	210	1,071	651	162	813	129,401	45,368	174,769
Note: Remaining Portion data unavailable for Census Tracts 31.01, 31.02, 55.02, 56.02, 56.03, 56.04, 57.01, 57.02, 57.03, 57.04, 58.01, 58.02, and 59.01.															
Source: City of Fresno Development Department, 1991.															

EXHIBIT II-35
HOUSING QUALITY
FRESNO METROPOLITAN AREA, 1990



1 rehabilitation costing over 50 percent of replacement cost and subsequently would not be
2 economically practical to repair.

3
4 The housing quality standards applied in the survey were consistent with those used by the City's
5 Development Department. The cost and amount of repair is equated to work needed to improve
6 units and meet the City's Health and Safety Standards. The cost of cosmetic repairs needed for
7 neighborhood revitalization were not evaluated. As a result, evaluations made in conjunction
8 with the City's housing rehabilitation/neighborhood revitalization program may differ from those
9 used in this analysis. For example, through the rehabilitation program, kitchens and bathrooms
10 may be modernized, floor covering completely replaced, new appliances added, roofs replaced
11 versus patched, etc.

12 13 Substandard Housing - The Amount and Its Location

14
15 Referencing Table II-40, within the FCMA, 813 units needed to be demolished, 1,071 needed
16 major rehabilitation, and 9,571 needed minor rehabilitation. Census Tract 6 contained the
17 largest number of units needing demolition - 116, followed by Census Tract 7 with 57, and
18 Census Tracts 2 and 3 with 50. Other tracts with ten (10) or more demolition quality units were
19 4, 5, 9, 10, 11, 12, 14.04, 14.06, 15, 18, 19, 20, 23, 25, 26, 28, 38.01, 38.02, 38.03, 42.01
20 and 44.04. According to results of the 1981 Housing Quality Survey, Census Tracts which had
21 more than ten (10) demolition quality units also included tracts 27, 44.01 and 55.01. In 1990
22 these tracts had less than ten (10) units of demolition quality. Further, in 1990, an additional
23 seventeen (17) Census Tracts had ten (10) or more units of demolition quality than in 1981.
24 Subtracting 1981 demolition units (498) from the 1990 figure (813), an additional 315 units need
25 to be demolished in 1990.

26
27 Census Tract 6 contained the largest number of units needing major rehabilitation, 178, followed
28 by Census Tract 5 with 122. All other Census Tracts had less than 100 units needing major
29 repair. In 1981, twenty (20) Census Tracts had 100 or more units which needed major
30 rehabilitation, including Tracts 5 and 6. Comparing 1981 and 1990 survey results, there were
31 approximately 606 fewer units in 1990 requiring major rehabilitation than in 1981.

32
33 Census Tract 6 contained the largest number of units needing minor rehabilitation - 951,
34 followed by Census Tract 54.03 with 499, and Census Tract 5 with 497. Census Tracts 2, 3,
35 6, 7, 9, 10, 11, 12, 13, 14.04, 15, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, 36, 37,
36 38.02, 42.01, 44.04, 47.02, 48, 49 and 58.03 all contained 100 or more units that needed minor
37 repair. According to the 1981 survey, Census Tracts 19 and 44.01 also had more than 100
38 minor rehabilitation units. While these tracts currently have less than 100 units in this
39 category, an additional seventeen (17) Census Tracts have more than 100 units needing minor
40

1 rehabilitation in 1990 than in 1981. Comparing 1981 and 1990 survey results, there were
2 approximately 4,657 more units requiring minor rehabilitation in 1990 than in 1981.
3

4 Based on the criteria indicated, 11,455 housing units fell into the substandard category within
5 the FCMA in 1990. Of these, 9,581 were located in the City of Fresno. The balance of the
6 FCMA (excluding Clovis) had 1,874 substandard units. In 1981, 7,089 housing units were
7 substandard within the FCMA. Of these, 4,636 were located in the City of Fresno. The
8 balance of the FCMA (including Clovis) had 2,453 units of substandard quality.
9

10 Proportionately, the 1980 Census indicated the unincorporated FCMA had .5 of a percentage
11 point more substandard housing than the City of Fresno or 5.7 percent compared to 5.2 percent.
12 Since most of the City of Clovis housing stock was relatively new in 1980 and age of housing
13 is closely correlated with its quality, it had the lowest percentage of substandard housing units
14 at 2.4 percent. 1990 Census data indicated a similar .5 percent difference, with the FCMA
15 containing 6.7 percent compared to the City of Fresno's 6.2 percent.
16

17 Table II-41 and Exhibit II-36 identify results of the Housing Quality Survey undertaken by City
18 staff in May, 1991. The survey data is aggregated by Community Plan area and indicates that
19 of 148,162 housing units, 9,085 or six percent (6%) were classified as requiring minor
20 rehabilitation, 1,008 or .6 percent as requiring major rehabilitation and only 770 or .5 percent
21 were classified as demolition quality. The Fresno High and Roosevelt Community Plan areas
22 had the highest number of minor rehabilitation units with 2,286 or eleven percent (11%) and
23 2,063 or six percent (6%), respectively. Proportionately, the Central and Edison Community
24 Plan Areas had higher percentages but lesser numbers in the category. Thus, 1,338 units or 31
25 percent of those in the Central area and 1,364 housing units or twenty percent (20%) of those
26 in the Edison area required minor rehabilitation.
27

28 The largest concentration of major rehabilitation housing units are numerically and
29 proportionately located in the Central and Edison Community Plan areas (307 units or seven
30 percent (7%) and 234 units or three percent (3%)). Similarly, the Edison and Central areas
31 contained the largest number and proportion of demolition units with 226 units or three percent
32 (3%) and 188 units or four percent (4%), respectively. Conversely, the Woodward Park
33 Community Plan area contained only eight (8) minor rehabilitation units and no major or
34 demolition quality units out of the 9,180 housing units surveyed. The Bullard Community Plan
35 area had 254 units or .9 percent which required minor rehabilitation, twenty (20) major
36 rehabilitation units and twenty-four (24) demolition quality units out of the 26,890 housing units
37 surveyed.
38

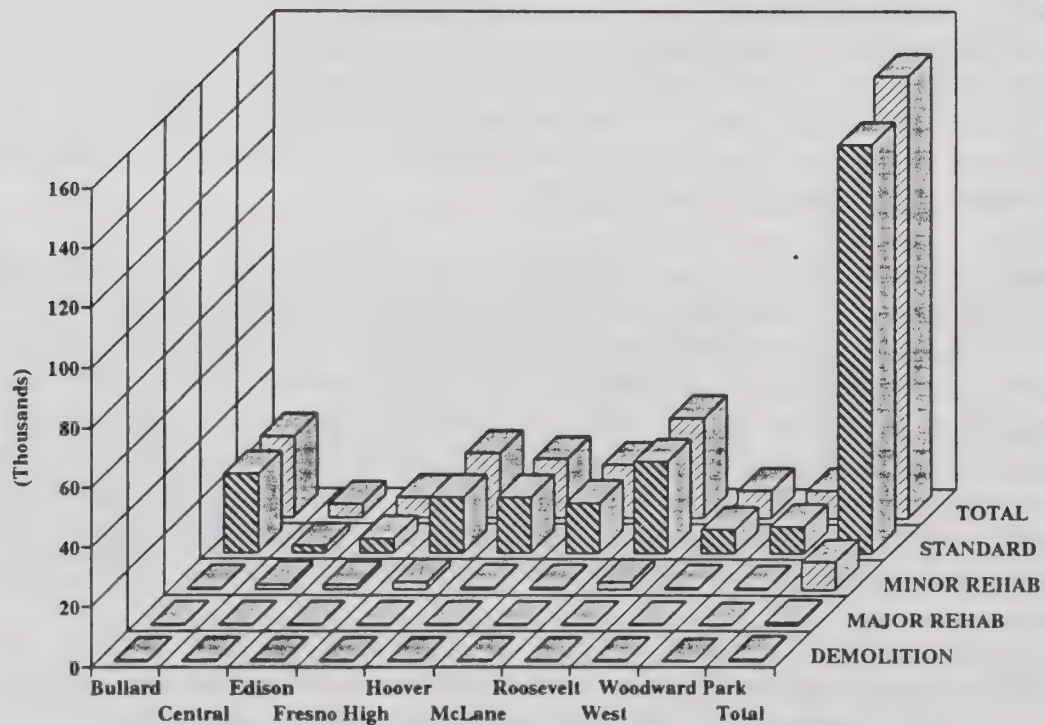
39 Most demolition quality housing is located south of McKinley Avenue and west of Chestnut with
40 clusters located near Freeway 99 as far north as Herndon Avenue, and in the Pinedale area.

TABLE II-41

NUMBER OF HOUSING UNITS BY HOUSING QUALITY BY COMMUNITY PLAN AREA, APRIL 1, 1990									
COMMUNITY PLAN AREA	TOTAL	STANDARD		MINOR REHABILITATION		MAJOR REHABILITATION		DEMOLITION	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Bullard	26,890	26,592	99%	254	1%	20	0%	24	0%
Central	4,365	2,532	58%	1,338	31%	307	7%	188	4%
Edison	6,737	4,913	73%	1,364	20%	234	3%	226	3%
Fresno High	21,470	19,063	89%	2,286	11%	91	0%	30	0%
Hoover	19,579	18,988	97%	585	3%	5	0%	1	0%
McLane	17,522	16,998	97%	519	3%	3	0%	2	0%
Roosevelt	33,421	30,985	93%	2,063	6%	192	1%	181	1%
West	8,998	8,056	90%	668	7%	156	2%	118	1%
Woodward Park	9,180	9,172	100%	8	0%	0	0%	0	0%
Total	148,162	137,299	93%	9,085	6%	1,008	1%	770	1%

SOURCE: City Development Department, Housing Quality Survey, 1990.

EXHIBIT II-36
 HOUSING QUALITY
 BY COMMUNITY PLAN AREA, 1990



Units needing major rehabilitation are clustered south of McKinley Avenue and west of Chestnut, however, a small number are also located between McKinley and Shaw Avenues.

Clusters are also located near Freeway 99 as far north as Herndon Avenue, in the Pinedale, Malaga and Calwa areas.

The majority of units needing minor rehabilitation are also located south of McKinley Avenue and west of Chestnut in older parts of the City. There is also a cluster east of Chestnut Avenue between Belmont, Clovis, and Kings Canyon Avenues and clusters exist in Malaga, along Freeway 99 as far north as Herndon Avenue and in the Pinedale area.

Of these 11,455 units evaluated in the field survey and found to be substandard, 21.3 percent were located in the Roosevelt and 21.0 percent in the Fresno Community Plan areas, indicating a major need for rehabilitation in those parts of the City. The Edison area contained 15.9 percent of all substandard units; the Bullard area, 2.6 percent; the Woodward area, .1 percent; the Hoover Area, 5.2 percent; the McLane area, 4.6 percent; the Central area 16.0; and the West area, 8.2 percent.

Based on the recently completed survey, it can be concluded that the magnitude of City planned rehabilitation assistance falls far short of identified needs.

Other Evaluation of Substandard Housing and Related Housing Assistance Need

The U.S. Department of Housing and Urban Development, through its Block Grant regulations, previously required that the City prepare a Housing Assistance Plan at three year intervals. The Plan incorporated a calculation of the number of lower income households living in substandard units suitable for rehabilitation and designated target areas for neighborhood revitalization.

The latest three year plan was developed in 1988. Housing Quality evaluation used in the Plan was based on the 1974 Housing Quality Survey which was considered to be more representative of the quality standards needed to evaluate rehabilitation/revitalization needs at that time. The 1989-91 HAP indicated that in 1989, 14,982 of the 117,719 households City-wide were lower income and occupied substandard housing suitable for rehabilitation. This included 4,998 demolition quality units and 232 units slated for removal via public projects. It was estimated that over the three year block grant funding period, all 232 units removed because of public projects, and five percent (5%), or 218 demolition quality units, for a total of 450 units, would be replaced.

Of the 14,982 households which were assumed to be eligible for some type of assistance, 9,698 (original 1989-91 HAP goal) or 64.7 percent were expected to receive some help during the recently expired three year Block Grant funding period which extended from October 1, 1988 to September 30, 1991. Development of annual goals indicated that an average of 5,135 units would be assisted each year, or a total of 15,374 units over the three year time period. According to HAP performance data, an annual average of 6,757 units, or a combined total of 20,272 units were actually assisted over the three year HAP funding period, surpassing total revised goals by 4,898 units. Only a small portion received the full rehabilitation assistance necessary to bring their housing up to the standard quality level (471 units). Refer to the 1989-91 Block Grant Program Summary in Appendix A for details relative to the types of housing assistance which was planned for the recently expired three-year funding period. Program performance is more fully summarized on Page V-8.

According to the 1991-1996 Comprehensive Housing Affordability Strategy (CHAS), the City estimates that over 90 percent of substandard housing exists south of Ashlan Avenue. Areas close to the central City are severely blighted and have the highest proportion of substandard housing. The area north of Ashlan Avenue is comparatively new and except for some isolated pockets, contains basically standard housing. These characteristics remain reflective of the current housing conditions.

The current five year Strategy indicates that of a total of 54,221 renter-occupied units in the City, 16,108 need some type of rehabilitation, and that 205 renter-occupied units were not rehabable or were of demolition quality. Regarding the 63,498 owner-occupied units, 18,863 needed some sort of rehabilitation and 348 were not rehabable or were of demolition quality. Of the total 1,903 vacant units, 392 needed rehabilitation and 78 were not rehabable of the total 1,319 "for rent" vacant units. Finally, 174 for sale units needed rehabilitation and 20 were not rehabable of the total 584 units in that category.

The Draft 1991-96 CHAS goals for 1992 (reference Table 5B in Appendix B), indicate that 122 Very-Low Income renter households will receive moderate rehabilitation or acquisition or new construction, substantial rehabilitation, or related infrastructure assistance in 1992.

Overcrowded Housing Units

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 1990 U.S. Census and in the 1980 U.S. Census. It should be noted that kitchenettes, strip or pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Table II-42 and Exhibit II-37 indicate the extent of overcrowding within various local jurisdictions for Census years 1970, 1980 and 1990. Between 1980 and 1990, the percentage, and, in some cases, the absolute number of overcrowded housing units, have increased. Countywide, overcrowded units increased percentage-wise from 14,852 units or 8.3 percent of all units in 1980, to 30,271 units or 13.7 percent of all units in 1990.

Within the FCMA, the extent of overcrowding has shown a greater change than in the County as a whole, increasing from 7,542 units or 5.7 percent of all units in 1980, to 18,814 units or 11.4 percent of all units in 1990.

Unlike most urban areas where household size tends to be small, by 1990 the City of Fresno exhibited a percentage of overcrowded housing similar to that of the County. While the County of Fresno's extent of overcrowding increased 5.4 percentage points, the City experienced an increase of 7.2 percent. As in the County as a whole, the extent of overcrowding within the City of Fresno increased percentage-wise and the actual number of overcrowded units also increased, changing from 4,904 units or 6.0 percent in 1980 to 16,022 units or 13.2 percent in 1990. Referencing Table II-43 and Exhibit II-38, in 1991, 6.47 percent of owner-occupied housing and 22.28 percent of renter-occupied housing was overcrowded within Fresno County. Within the City of Fresno, 5.39 percent of owner-occupied housing was overcrowded, or 3,171 households, while 20.38 percent of renter-occupied housing, or 12,851 households were overcrowded.

The above data indicates that, in terms of overcrowding, the housing conditions of the total population significantly worsened between the 1980 and 1990 Census. The overall increase in overcrowding can be attributed to the large influx of Southeast Asians during the latter part of the 1980s and to the increase in the lower income Hispanic households who tend to have larger families. The Fresno County Department of Social Services estimates that the Southeast Asian group has increased from approximately 10,000 persons in 1983 to an estimated 42,200 persons in the City of Fresno by 1990. Generally, the Southeast Asian population contains large families (5 to 8 family members is not uncommon) and subsequently large households, which leads to overcrowded housing conditions.

Because large overcrowded families tend to fall disproportionately in low income groups, and because their numbers are increasing, the housing need of these families is one of the most difficult ones to alleviate. Although some rent subsidies are available, the typical Fresno apartment is not large enough to accommodate these larger families and it will be many years before most will have sufficient incomes to purchase a larger single family home through the private market.

TABLE II-42

OVERCROWDED HOUSING UNITS - 1.01 OR MORE PERSONS PER ROOM, 1970-1990						
Area	1970		1980		1990	
	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units
Fresno County	14,127	11.2	14,852	8.3	30,271	13.7
FCMA	7,842	8.5	7,542	5.7	18,814	11.4
City of Fresno	4,134	7.5	4,904	6.0	16,022	13.2
Balance of FCMA	3,708	10.1	2,638	5.3	2,792	6.4

Sources: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1970, 1980, and 1990.

EXHIBIT II-37

OVERCROWDED HOUSING UNITS
 1.01 OR MORE PERSONS PER ROOM, 1970-90

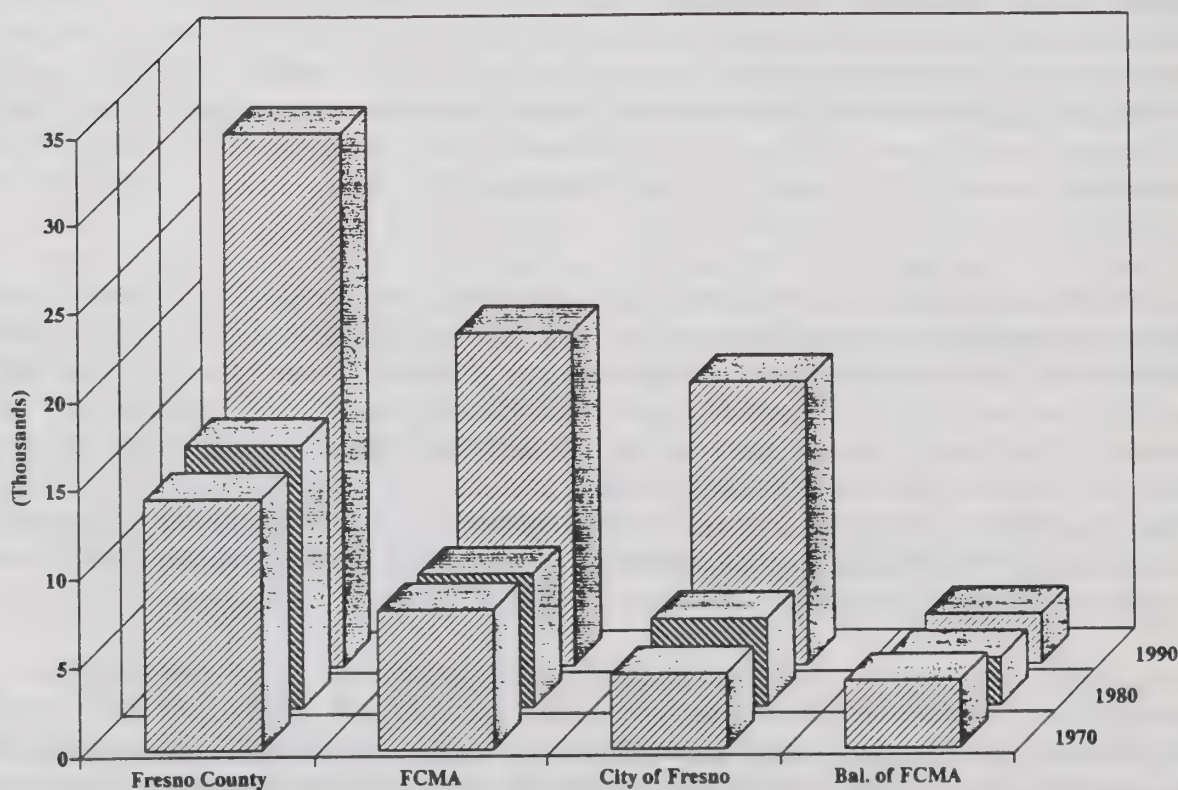
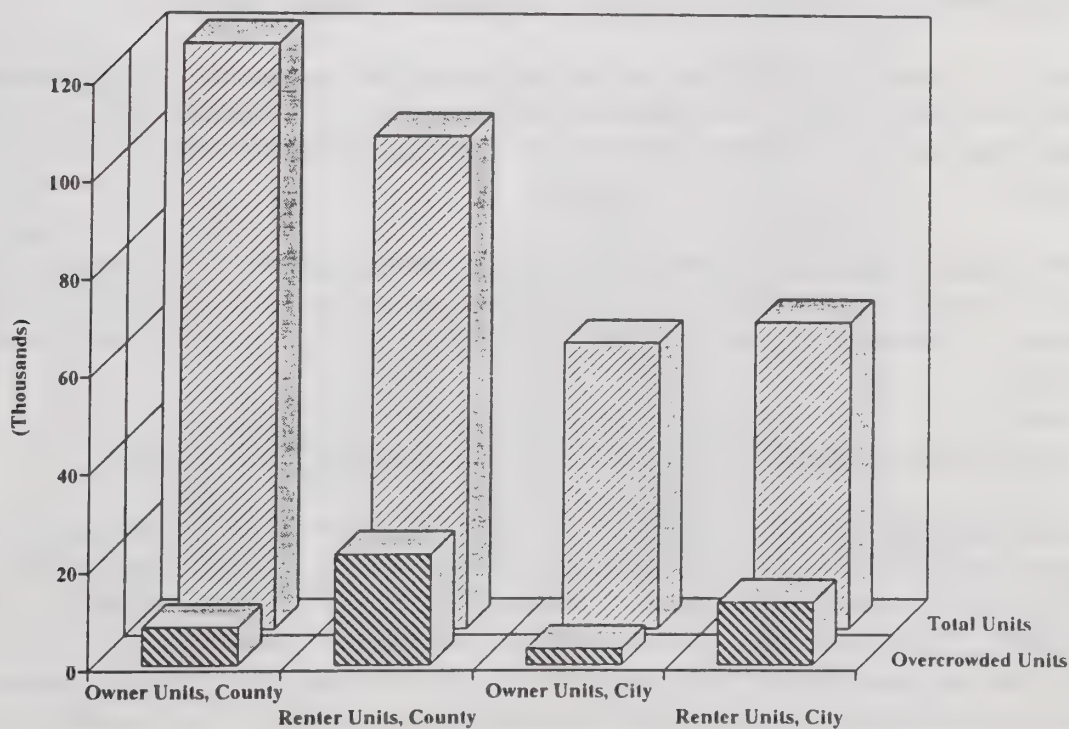


TABLE II-43

OVERCROWDED HOUSING UNITS IN FRESNO COUNTY AND THE CITY OF FRESNO, 1990						
Area	Number of Owner-Occupied Housing Units			Number of Renter-Occupied Housing Units		
	Total	Overcrowded (over 1.00 persons per room)	Percent Overcrowded	Total	Overcrowded (over 1.00 persons per room)	Percent Overcrowded
Fresno County	119,876	7,757	6.47%	101,057	22,514	22.28%
City of Fresno	58,740	3,171	5.39%	63,067	12,851	20.38%
Source: 1990 U.S. Census						

EXHIBIT II-38

FRESNO CITY AND COUNTY
OVERCROWDED HOUSING, 1990



Housing Costs

Several types of data are available which can be used to assess changing housing value and cost. They include 1990 median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for existing and new homes, the cost of financing, the effect of tight financing on housing supply and demand and financing options.

Value

Median Value of Owner Occupied Housing Units, 1970, 1980 and 1990

Table II-44 and Exhibit II-39 indicate 1970, 1980 and 1990 median housing value for owner-occupied units for the state, County, FCMA, and for the City of Fresno, as well as for the United States as a whole. Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. The data indicates that in Fresno at the time of 1990 Census, housing value was still very moderate, and therefore affordable, compared to housing statewide.

Overall, in absolute terms, City housing values inflated considerably less than State housing values over the ten year period between 1980 and 1990. To illustrate, while the City median values increased by \$20,000 or 33.2 percent, the State median increased by \$111,111 or 131.4 percent.

According to a recent survey conducted by the National Association of Home Builders, Fresno was the state's most affordable housing market area among twenty-one (21) housing markets surveyed. Fresno was the 15th most affordable in the western United States and 126th nationally.

Value of Owner-Occupied Units by Income, FCMA 1970, 1980 and 1990

According to the 1980 U.S. Census, 44,500 households or 68.4 percent of all homeowners within the FCMA were living in housing valued between \$40,000 and \$99,999. Of these, 27,700 lived in units valued between \$50,000 and \$79,999. This compares to 1970 when a majority of FCMA owner households lived in units valued between \$10,000 and \$19,000. In 1990, the median housing value was \$86,400, or 3.3 times the estimated median household income for that year. This compares to a ratio of 4.5 for 1980. Thus, the median valued house was more affordable in 1990 than in 1980.

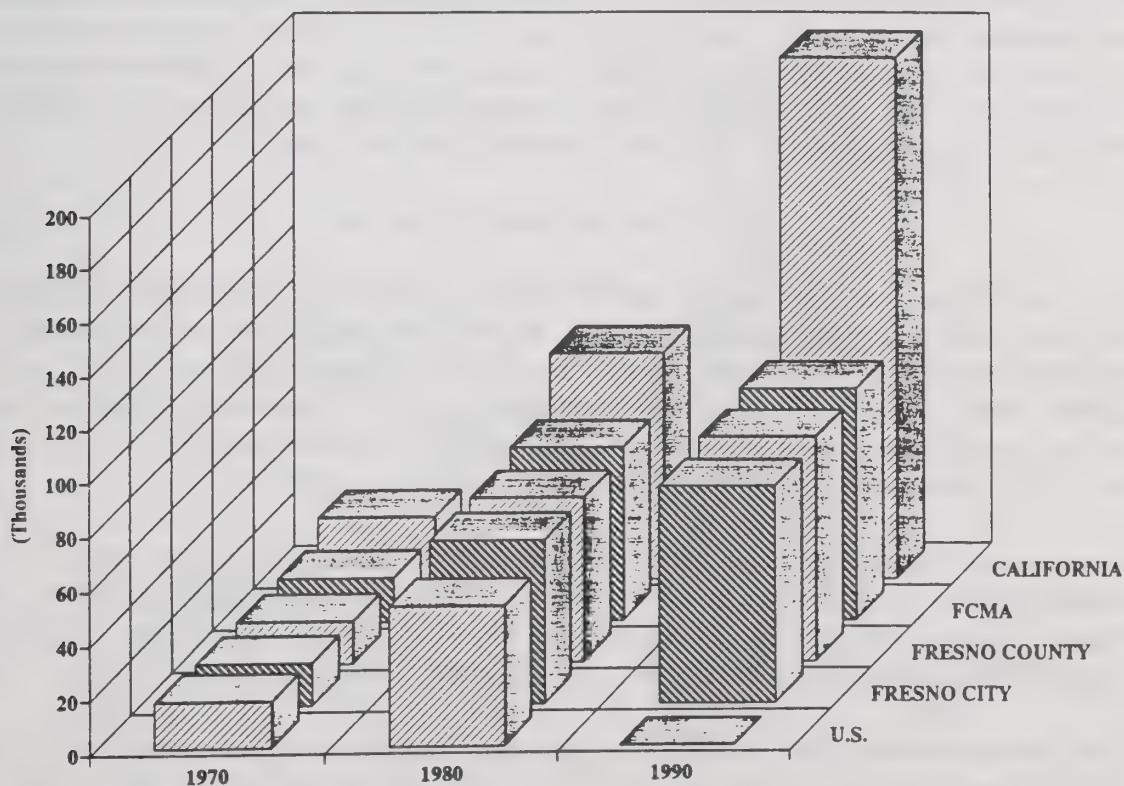
TABLE II-44

MEDIAN VALUE FOR OWNER-OCCUPIED HOUSING, 1970 - 1990 (Not Including Condominiums)					
Year	U.S.	California	Fresno County	FCMA	Fresno City
1970	\$17,000	\$23,100	\$15,400	\$16,000	\$15,400
1980	\$51,300	\$84,500	\$60,900	\$64,400	\$60,300
1990	N/A	\$195,500	\$83,600	\$86,400	\$80,300

Sources: U.S. Department of Commerce, Bureau of the Census,
United States Census of Population, 1970, 1980, and 1990.

EXHIBIT II-39

MEDIAN VALUE FOR OWNER-OCCUPIED HOUSING
1970-1990



Rent

Gross rent is defined as the summation of rent plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. Increases in median gross rent ranged from 125 percent to 141 percent between 1970 and 1980, and from 82 to 136 percent between 1980 and 1990 within the three jurisdictions examined in Table II-45 and Exhibit II-40. This compares to increases ranging from 54 to 60 percent between 1960 and 1970. Statewide, median gross rent increased from \$126 in 1970 to \$283 in 1980 or by 125 percent, and then to \$668 in 1990, or by 136 percent. Within Fresno County, the 1970 to 1980 increase was 141 percent, from \$98 to \$236. The increase was 83 percent between 1980 and 1990, or from \$236 to \$432. Between 1980 and 1990, median gross rent increased from \$240 to \$436 within the City of Fresno for an increase of 82 percent.

In absolute terms, gross rents tend to be lower in local jurisdictions than in the State as a whole. For instance, the Fresno City median rent was \$232 lower than the Statewide median in 1990, \$43 lower in 1980 and \$21 lower in 1970. It is assumed that those differences can be attributed to lower land costs in the Central Valley than in the larger urban areas of the State. These lower land costs reduced the total cost of housing units and lots.

Costs in Terms of Income

Until recent years, it was assumed that 25 percent of income or less might ordinarily be spent for gross rent, and that in most instances, the housing acquired with that amount of money would be adequate to meet family needs. But the 1980 Census indicated that 56 percent of the FCMA renter households spent 25 percent or more of their income for gross rent and that 35 percent spent more than 35 percent. This compares to 47 percent and 31 percent, respectively, in 1970. Income data from the 1990 U.S. Census is not available.

It was found that areas where more than 50 percent of all households were paying more than 35 percent of their income for gross rent in 1980 included Census Tracts 2 and 19. In addition, Census Tracts 6, 13, 14.01, 25 31.02, 32, 48, 52.01, 53.03, 54.03, 54.04, and 56.01 all contained 400 or more households paying 35 percent or more of income for gross rent.

Considering data contained in the 1984 Regional Housing Needs Determination Plan and 1990 U.S. Census data, as of 1990, at least 31,670 or 26.0 percent of the City's renter-occupied households and 19,359 or 15.9 percent of its owner-occupied households are paying 25 percent or more of their income for housing costs. Of those, 26,529 renters and 11,528 owners had incomes of 80 percent of the median or less. The estimates of City households spending over twenty-five percent (25%) of gross income for housing in 1990 was estimated by applying the same percentage of such households paying over twenty-five percent (25%) as described in the

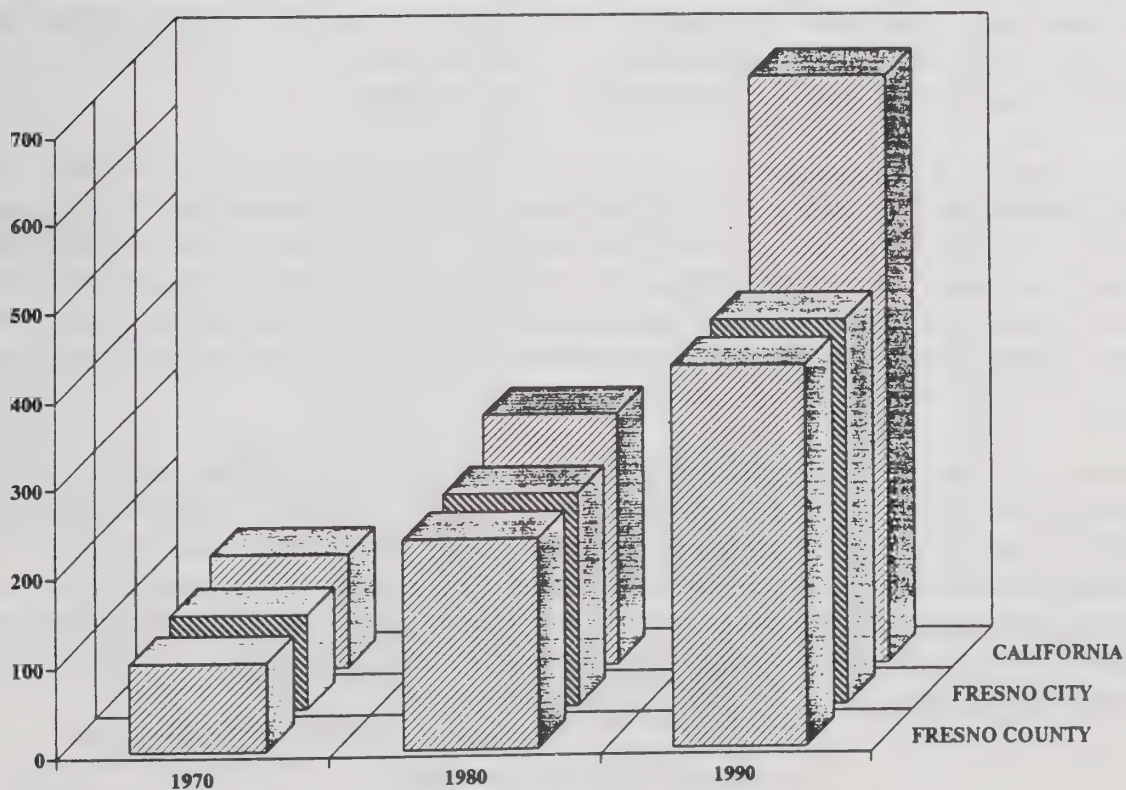
TABLE II-45

MEDIAN GROSS RENT, 1970-1990			
Year	California	Fresno County	Fresno City
1970	\$126	\$98	\$105
1980	\$283	\$236	\$240
1990	\$668	\$432	\$436

Sources: U.S. Department of Commerce, Bureau of the Census,
 United States Census of Population, 1970, 1980, and 1990.
 City of Fresno Development Department.

EXHIBIT II-40

MEDIAN GROSS RENT
 1970-1990



1 1984 Regional Housing Needs Determination Plan. These percentages from the 1980 Census
2 were applied to population estimates for 1990. As previously indicated, 1990 U.S. Census
3 income data is not available. Table II-46 and Exhibit II-41 illustrate the extent of overpaying
4 by income group and tenure in 1990.

5
6 According to the 1990 Regional Housing Needs Plan, as of 1989, 34,120 or 28.3 percent of
7 households had incomes less than 50 percent of the median income and 21,204 or 17.55 percent
8 of households had incomes between 51 and 80 of the median income in the City of Fresno. As
9 indicated, almost 50 percent of all households earn less than 80 percent of median income. The
10 remainder, 24,877 or 20.59 percent had incomes between 80 and 120 percent of the median
11 income and 40,641 or 33.63 percent had incomes in excess of 120 percent of the median
12 income.

13
14 The 1980 Census data can be used to assess changing trends in housing cost over the long-term.
15 More recent rental cost data expressed in dollar terms is available from the CSUF Annual
16 Housing Report. Table II-47 and Exhibit II-42 indicate median rent, not including fuel and
17 utilities, for the Fresno-Clovis Urban Area from 1975 to 1990.

18
19 Median rental costs increased from \$170 in 1975 to \$240 in 1980, and then to \$389 in 1990.
20 Annual median rental increases in the FCMA were between 121 percent and 146 percent over
21 a 1975 to 1990 time period. Although a 1983 Rand Corporation Report on rent levels in
22 California concluded that renter incomes had kept up with rising rents, California Building
23 Industry President, Dennis O'Brien, countered that the burden of low income renters remains
24 intolerably high. 1980 data shows that 60 percent of their income, on the average, is devoted
25 to housing. Data for 1990 is not available.

26
27 It can be concluded that the current supply of rental housing within the Metropolitan Area is still
28 adequate to meet demand, the overall vacancy rate being 5.87 percent in 1990 with 3.41 percent
29 vacant for rent. In terms of the comparative costs between home ownership and rental
30 occupancy, the rental unit is still a bargain. Some of the lowest income groups, however, are
31 finding it difficult to compete in the open market. Community consensus has been that the best
32 remedy to this problem is continued participation in Housing Authority and other HUD funded
33 rent subsidy programs.

34 35 Costs of Housing Production

36
37 Annual Housing Reports prepared by the University Business Center, California State
38 University, Fresno, describe residential subdivision activity and include information such as cost
39 per square foot. In addition to this annual information, the components of housing costs in the
40 local market area have been provided.

TABLE II-46

City Households Spending Over 25% of Gross Income For Housing, 1990				
Household Type	Income Groups			
	Very Low	Other Lower	Moderate	Above Moderate
Renter	20,938	5,591	4,806	335
Homeowner	6,433	5,095	3,093	4,738

Source: Volume I, Regional Housing Needs Determination
 Plan, 1984; Percentages from 1980 U.S. Census
 applied to 1990 U.S. Census household totals.

EXHIBIT II-41

CITY HOUSEHOLDS SPENDING OVER 25% OF
 GROSS INCOME FOR HOUSING, 1990

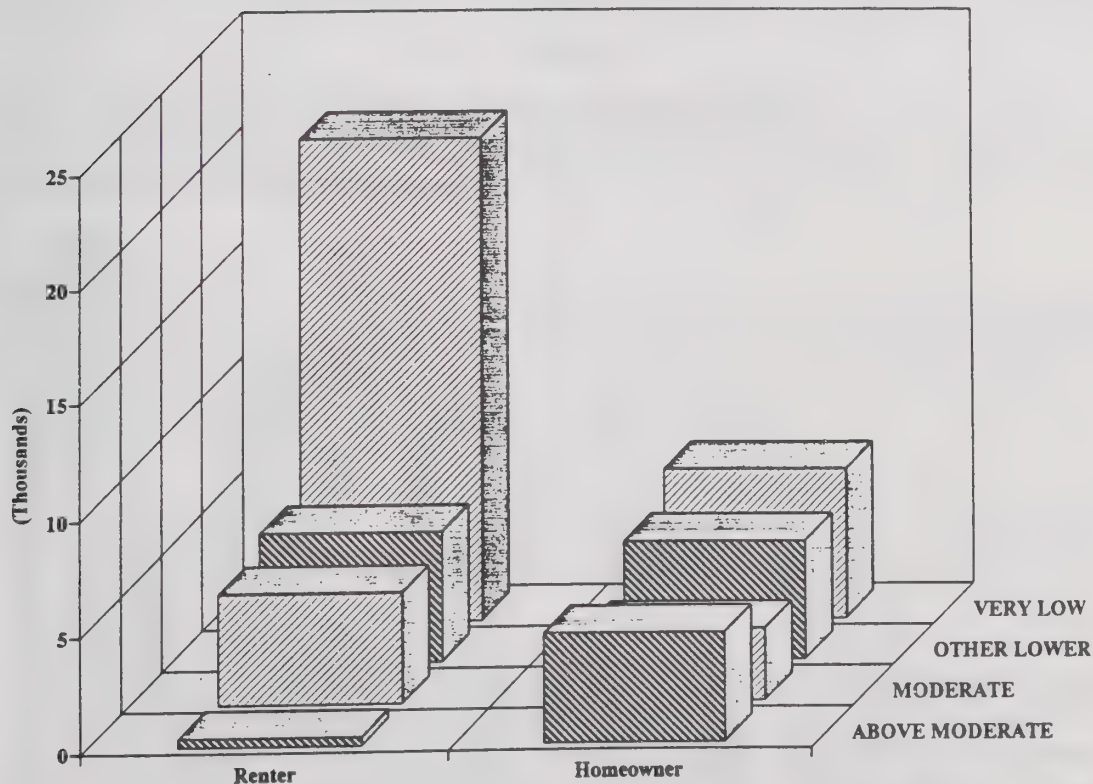
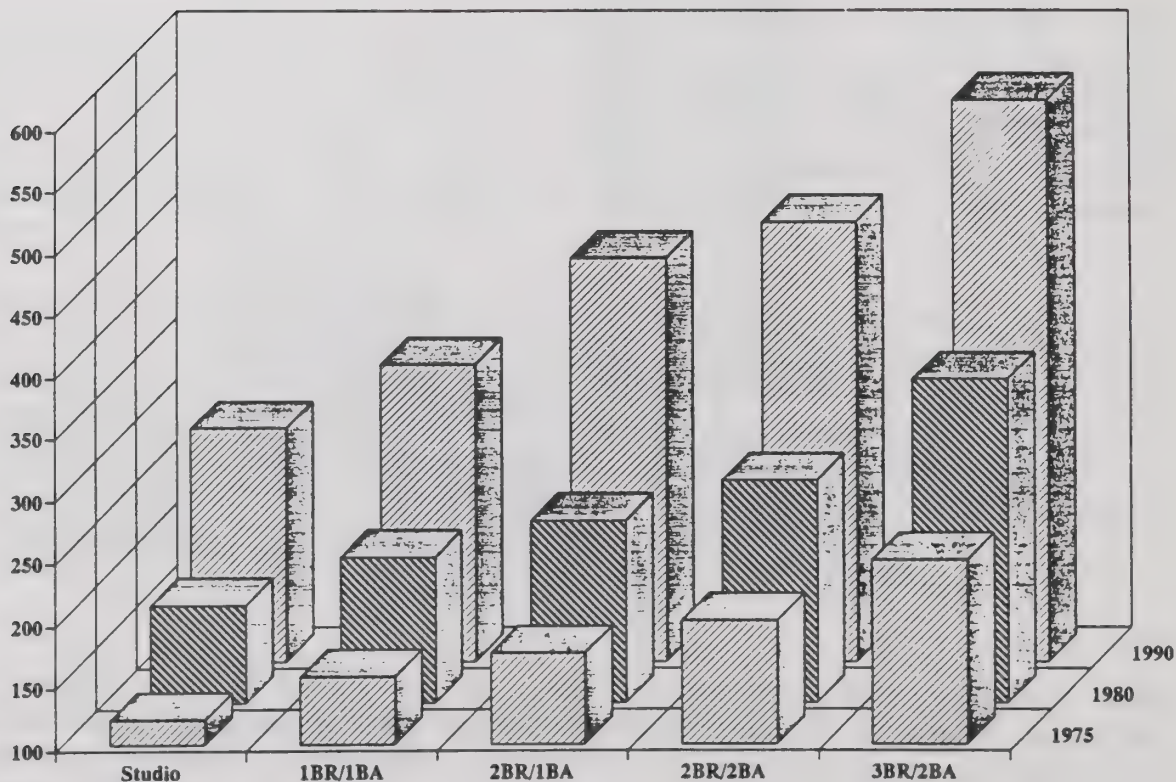


TABLE II-47

MEDIAN RENT BY TYPE OF UNIT, FRESNO-CLOVIS URBAN AREA (November 1975, 1980, and 1990)			
	Nov. 1975	Nov. 1980	Nov. 1990
Studio	\$120	\$178	\$287
1BR/1BA	\$154	\$217	\$340
2BR/1BA	\$173	\$246	\$426
2BR/2BA	\$199	\$278	\$455
3BR/2BA	\$248	\$361	\$554
All Units	\$170	\$240	\$389
% Increase		41 %	62 %
Note: The median occurs in the open-ended rent category thus rendering a meaningful calculation of median rent impossible.			
Source: Annual Housing Report, Fresno-Clovis Urban Area, 1985 and 1990, (School of Business, California State University - Fresno [1984]).			

EXHIBIT II-42

MEDIAN RENT BY TYPE OF UNIT
FRESNO-CLOVIS URBAN AREA, 1975-1990



1 In late 1979, a California State University planning class isolated components of housing costs
2 in the local market area. The information was updated by the Building Industry Association of
3 the San Joaquin Valley in 1984 and again in 1991.

4
5 The average sized single-family and multiple family unit was identified and total unit
6 development costs were computed by applying fee, land, improvement, and financing costs to
7 the size of the units. The data did not include a dollar amount for the profit component and
8 therefore would not be comparable to sales price.

9
10 Tables II-48 and II-49 summarize the recent results. It should be noted that the average lot size
11 used to determine the development cost of an average single-family tract home was 7,000 square
12 feet in late 1979 and 6,000 square feet in early 1984 and 1991. The average density used to
13 determine the development cost of an average multi-family home remained constant at 25 units
14 per acre.

15
16 The average size of new single-family tract units dropped from 1,500 square feet in 1979 to
17 1,200 square feet in 1984. It rose again to 1,500 square feet in 1991. The average size of new
18 multi-family units fell from 1,000 square feet to 850 square feet between 1979 and 1984 and
19 then remained constant through 1991.

20
21 The financing rate dropped from 17 percent (17%) in late 1979 to 15 percent (15%) in early
22 1984. By 1991 financing rates dropped to 10 percent (10%) or lower. The length of time
23 financing was utilized increased from eighteen (18) months in 1979 to twenty-four (24) months
24 in 1991.

25
26 The data indicates that production costs for single-family homes increased from an average of
27 \$40 per square foot in 1979 to \$55 per square foot in 1984. By 1991, average costs were \$70
28 including land. Average production costs increased by \$38,330 between 1984 and 1991. Over
29 the same time period, average size increased by 300 square feet.

30
31 Information from the 1991 California State University Housing Report indicated that the typical
32 size of active new single-family tract units varied from 1,525 square feet to 1,804 square feet,
33 and the typical size of new multiple-family units varied from 650 square feet to 1,000 square
34 feet in 1990.

35
36 As Table II-49 indicates, production costs for the average new multi-family unit had dropped
37 by \$2,860 between late 1979 and early 1984, but increased by \$14,270 by 1991. Unit size had
38 reduced from 1,000 square feet to 850 square feet over the 1979 to 1991 period and then
39 remained constant. Overall cost per square foot had increased from \$36 in 1984 to \$53 in 1991.
40 The greatest escalation in cost, percentage-wise, related to land and site development. Actual
41 construction costs decreased as a percentage of all costs, but in dollar terms, increased by
42 \$5,950 over the 1984 to 1991 time period.

43
44 At the time of the 1979 study, residential land and site improvement costs commanded \$70,000
45 to \$200,000 per acre, depending on location, zoning, and adjacent land uses. The lower end
46 of the range remained constant through 1984, but the upper end of the range increased to
47 \$225,000. In 1990, residential land and site improvement costs averaged \$157,500 per acre.

TABLE II-48

COMPONENTS OF HOUSING COST, CITY OF FRESNO SINGLE-FAMILY TRACT HOME, INCLUDING LAND COST, FOR A 3 BEDROOM UNIT, 1979-1990						
	1979/1500 Square Feet		1984/1200 Square Feet		1991/1500 Square Feet	
	Dollars	Percent of Total Cost	Dollars	Percent of Total Cost	Dollars	Percent of Total Cost
Land Cost	\$7,000	11.59%	\$5,000	7.58%	\$14,000	13.42%
Site Development	\$7,000	11.59%	\$11,000	16.67%	\$17,500	16.77%
Materials and Labor	\$32,000	52.98%	\$41,000	62.12%	\$60,000	57.51%
Financing	\$11,000	18.21%	\$6,500	9.85%	\$9,010	8.64%
Marketing	\$3,400	5.63%	\$2,500	3.79%	\$3,820	3.66%
TOTAL	\$60,400	100.00%	\$66,000	100.00%	\$104,330	100.00%
Source: Market Constraints which affect the Ability of the Private Sector to Provide Housing in Fresno (Fresno: Department of Urban and Regional Planning, Housing Class, California State University [1979]) and the Building Industry Association of the San Joaquin Valley, 1984, and 1990.						

TABLE II-49

COMPONENTS OF HOUSING COST, CITY OF FRESNO MULTIPLE-FAMILY UNIT, INCLUDING LAND COST, FOR A 2 BEDROOM UNIT 1979-1990						
	1979/1000 Square Feet		1984/850 Square Feet		1991/850 Square Feet	
	Dollars	Percent of Total Cost	Dollars	Percent of Total Cost	Dollars	Percent of Total Cost
Land Cost and Site Development	\$5,000	14.98%	\$6,500	21.31%	\$13,500	30.15%
Construction Cost	\$25,000	74.94%	\$21,250	69.67%	\$27,200	60.75%
Construction Financing at 8 Months x Interest Rate	\$3,360	10.07%	\$2,750	9.02%	\$4,070	9.09%
TOTAL	\$33,360	100.0%	\$30,500	100.0%	\$44,770	100.0%
Source: Market Constraints which affect the Ability of the Private Sector to Provide Housing in Fresno (Fresno: Department of Urban and Regional Planning, Housing Class, California State University [1979]) and the Building Industry Association of the San Joaquin Valley, 1984, and 1990.						

Sale of Existing Homes

Data found on Table II-50 indicates that the average price of homes sold in 1990 increased substantially from 1985, rising from \$80,615 to \$104,021 or by 29 percent. The Table also shows an increase in purchases of lower-priced homes.

Multiple Listing Service data, published by the Fresno Board of Realtors, indicates that residential property sales (sales of existing homes not including houses sold by owners or through other marketing services) rebounded to nearly \$424 million in value for 1990, easily eclipsing the \$150 million dollar sales volume of 1983 and surpassing the \$300 million dollar peak volume of 1979. See Table II-51. Illustration II-5 identifies the Fresno Multiple Listing Service Area boundaries.

According to Multiple Listing Service data for 1990, houses in the \$70,000 to \$84,999 range made up the largest segment of residential sales, gaining 18.6 percent of the market. Closely followed were sales in the \$55,000 to \$69,999 bracket with 16.6 percent, \$85,000 to \$99,999 with 13.9 percent, and \$100,000 to \$124,999 with 15.1 percent of sales. Thus, approximately 64.2 percent of all sales ranged between \$55,000 and \$124,999. Sales of homes in categories of \$200,000 or more made up just 6.6 percent of the market and only 142 units priced at \$250,000 or more were sold.

The lowest average sales price was \$44,003 for homes located in the Edison Area, and the highest average sales price was \$186,423 for a home in the Bullard Area between December, 1989 and November, 1990. The largest number of sales occurred in the Fresno High Area. In 1989, units listed with the Multiple Listing Service were on the market for an average of 81 days, in 1990 the average was 65 days. The average listing price in 1990 was approximately \$106,850. Most listings in the Fresno market area fall between \$100,000 and \$140,000 according to the Fresno Board of Realtors. However, in the last decade, twenty-one (21) homes worth one million dollars or more were sold. The highest listing in 1991 was for a home near Millerton Lake where the offering price was \$4.5 million.

New Home Prices

Based on information obtained from California State University, Fresno, through the Annual Housing Survey, Table II-52 provides tract housing price and sales data for the years 1975 through 1990. As the Table indicates, a large percentage increase in price per square foot occurred between 1980 and 1990 when a 39.4 percent change occurred.

The survey extended to eighteen (18) subdivisions and 4,107 units in 1990, compared to thirty (30) subdivisions and 5,012 units in 1989, and indicated a 6.4 percent decrease in housing prices over the one year period. The mean price per square foot for the units, including land, was \$69.15 in 1990 compared to \$71.70 in 1989, a decrease of 3.5 percent.

TABLE II-50

FRESNO BOARD OF REALTORS MULTIPLE LISTING SERVICE SUMMARY AVERAGE SALES PRICE 1970-1990			
Year	Average Sales Price	Dollar Change	Percent Increase or Decrease
1970	\$21,419		
1975	\$35,252	\$13,833	64.6% (1970-1975)
1980	\$74,166	\$38,914	110.4% (1975-1980)
1985	\$80,615	\$6,449	8.7% (1980-1985)
1990	\$104,021	\$23,306	28.9% (1985-1990)
Source: City of Fresno, Development Department, 1991. Fresno Board of Realtors, 1990.			

TABLE II-51

FRESNO BOARD OF REALTORS MULTIPLE LISTING SERVICE RESIDENTIAL PROPERTY SALES 1990					
Area	Housing Units Sold	Dollar Volume	Average Listing Price	Average Selling Price	Average Days On Market
1	178	\$33,183,430	\$192,757	\$186,423	62.05
2	35	\$3,168,800	\$93,001	\$90,537	75.22
3	367	\$67,150,925	\$186,403	\$182,972	65.41
4	460	\$67,990,950	\$152,824	\$147,806	59.66
5	247	\$24,912,228	\$103,089	\$100,859	47.48
6	621	\$61,932,568	\$101,855	\$99,730	48.93
7	107	\$8,226,371	\$78,545	\$76,881	52.68
8	736	\$58,216,714	\$81,344	\$79,098	68.28
9	302	\$23,748,702	\$80,703	\$78,638	56.29
10	1	\$72,000	\$74,400	\$72,000	154.00
11	49	\$3,612,086	\$75,388	\$73,716	61.83
12	594	\$38,932,798	\$67,690	\$65,543	81.87
13	2	\$228,000	\$116,475	\$114,000	81.50
15	36	\$1,584,114	\$47,624	\$44,003	94.72
16	109	\$5,233,050	\$50,520	\$48,009	83.11
17	124	\$16,651,305	\$141,569	\$134,284	91.18
18	40	\$3,034,150	\$78,588	\$75,853	135.12
19	2	\$134,500	\$69,950	\$67,250	17.00
20	25	\$2,216,625	\$92,481	\$88,665	106.68
21	28	\$2,058,325	\$76,315	\$73,511	82.35
22	7	\$578,750	\$84,914	\$82,678	113.57
23	9	\$878,298	\$99,405	\$97,588	69.66
Total	4,079	\$423,744,689	\$106,850	\$103,884	65.63
Source: Fresno Board of Realtors, Multiple Listing Services, Residential Property Sales (Dec., 1989-Nov., 1990).					

ILLUSTRATION II-5

MLS BOUNDARY MAP

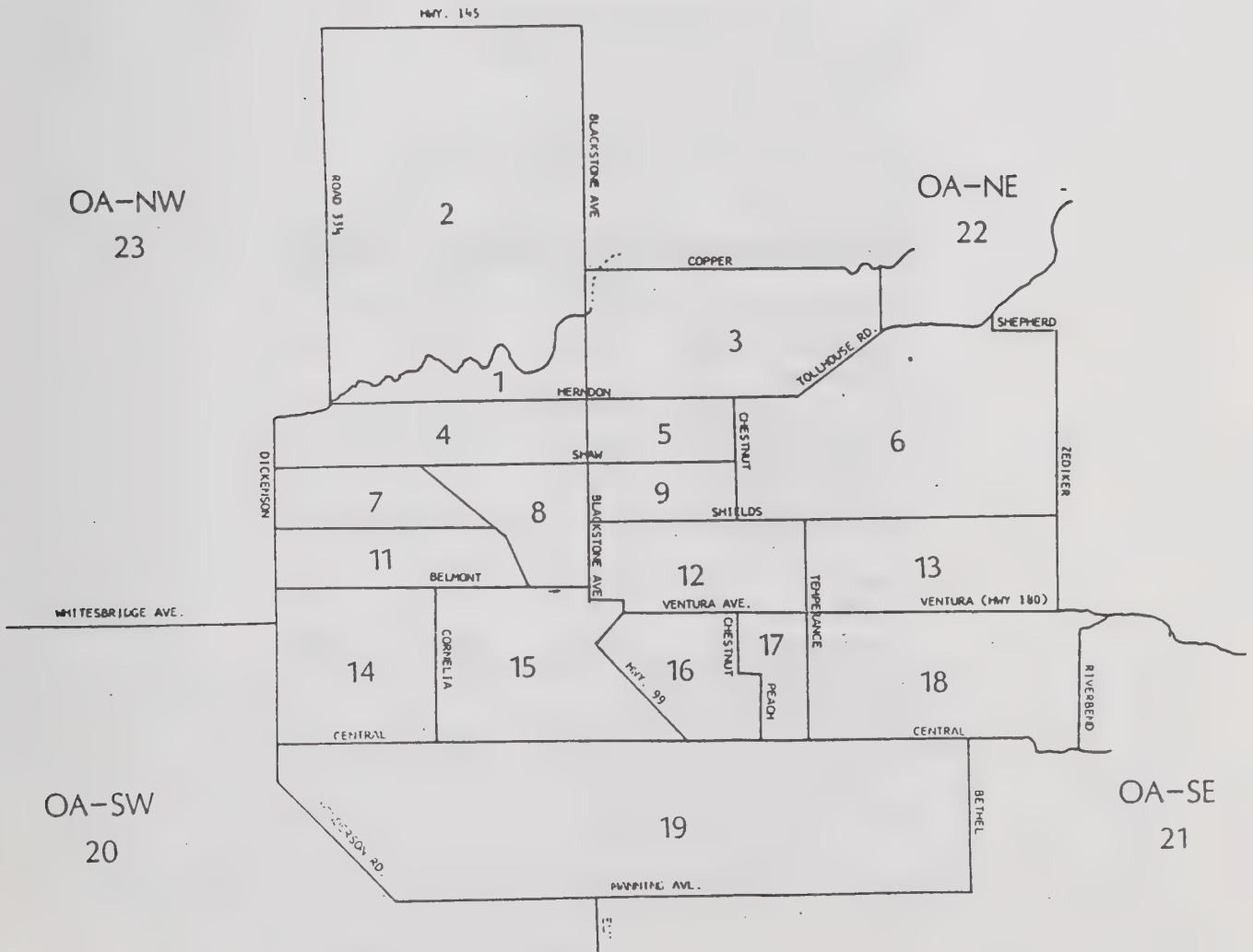


TABLE II-52

CSUF ANNUAL HOUSING REPORT, NUMBER OF ACTIVE TRACTS AND PLATTED LOTS SURVEYED, UNSOLD HOMES AND MEAN PRICE PER SQUARE FOOT FOR UNSOLD HOMES, PERCENTAGE INCREASE IN HOME PRICES, 1975-1990			
	1975	1980	1990
Active Tracts Surveyed	12	13	18
Total Platted Lots in Active tracts surveyed	1,528	2,014	4,107
Unsold homes Including models	44	153	1757
Mean Price per Square foot for Unsold homes (including land)	\$21.31	\$49.60	\$69.15
Increase in unsold home prices		133 %	39 %

Financing Costs

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1980 through 1990 can be found in Table II-53.

TABLE II-53

INTEREST RATES			
Effective Rate on Conventional Home			
Mortgage Loans for New Homes			
(National Average for All Major Types of Lenders)			
QUARTERLY AVERAGES			
	1980	1983	1990
1st Quarter	12.14	13.35	12.13
2nd Quarter	13.12	12.48	11.94
3rd Quarter	12.36	12.47	11.24
4th Quarter	12.98	12.34	11.01
Average	12.65	12.66	11.58

Local mortgage rates were very high in 1980 and 1981, peaking at about eighteen percent (18%) and curtailing most housing market activity. The years 1982 and 1983 saw a lowering of rates to between twelve and fourteen percent on average, and a concomitant increase in home sales. At the 18 percent peak interest rate, a 90 percent loan on a \$67,000 house (1979 average price) required a monthly principal and interest payment of \$909 and a gross monthly income of \$2,728 (\$33,736 annual income). This is based on a three to one (3 to 1) monthly income to mortgage payment ratio. (The 90 percent loan was used for evaluation, because during the 1980-1981 time period, FHA loans, calculated at 95 percent of value, were not a viable option for most buyers, the number of points being extremely high at that time.) Since then, with an upswing in the economy in the mid 1980's, and a strengthening economy in 1991, FHA loans are again a viable option for home buyers. Points and interest rates are lower and as a result, home buyers can qualify for FHA loans.

As of January, 1990, the median income household making \$2,400 per month could theoretically afford a monthly housing payment of \$800 at the 3 to 1 income to payment ratio, an

amount slightly exceeding the \$760 payment required for the purchase of a median priced home valued at \$104,021 (1990 median sales price for existing homes) and financed at 8.5 percent interest with a five percent (5%) down payment. When interest rates are raised to nine percent (9%), the monthly housing payment would increase to \$795. As of March 1984 the Federal Housing Administration (FHA) 30-year loan rate was approximately thirteen percent (13%). Beginning in the first quarter of 1985, and continuing through the last quarter of 1989, interest rates began a steady decline from 12.13 percent to 10.25 percent. Interest rates rose slightly in 1988 and 1989 to average 10.75 percent and 11.50 percent respectively. In 1990, interest rates began declining to an average of 10.0 percent. By June, 1991, local lenders were offering interest rates averaging as low as 9.5 percent on a 30-year mortgage. In September and October, 1991, eight to eight and one-half percent (8-8 1/2%) interest rates were available from local lenders.

Financing Options

Mortgage Lending Trends in California

Considering information presented at a September, 1991 construction industry conference in San Francisco, banks and savings and loan associations are trying to avoid another Savings and Loan crisis and have dramatically curtailed the amount of money available for construction.

Although 1991 interest rates were at their lowest point in many years, down payment requirements were a barrier to many potential home buyers. At that time, an economic-recovery package of legislation was before Congress. Proposals included tax credits for first-time buyers and provisions permitting the use of IRA funds for down payments without having to pay taxes or a penalty for early withdrawal.

As of September, 1991, the national average first-year interest rate on adjustable mortgages or ARMs, stood at 6.78 percent. That was nearly 25 percent below the average rate of 8.98 percent on a thirty-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst case interest rate or cap.

Interest Rates and Points

As of October, 1991, some loans which had loan to value ratios of 80 percent or less, had interest rates between 8.0 to 8.5 percent, and from one to two (1 to 2) points. But such loans most commonly had interest rates of 9.0 to 9.5 percent and between two and two and one-half (2 to 2 1/2) points. This was the same range as for the loans with loan to value ratios greater than 80 percent.

Loans for Existing Homes, Fresno Trends

Information received from the Fresno Board of Realtors indicated that a variety of loan programs and lower mortgage rates were used in the Fresno-Clovis Urban Area in 1990. Conventional and FHA financing took big leaps forward, indicating a drop in interest rates. About 42 percent of the financing was by conventional means, up from 35.4 percent in 1989. FHA financing was used for 30.3 percent of sales, down from 32 percent in 1989. Cash was used in eight percent (8%) of all sales in 1990, down from nine percent (9%) of all sales in 1989.

Other Local Financing Trends

A survey of local lending institutions indicated that of the loans in process, a majority (over 90 percent) were in the fixed rate category. Local lending institutions offered a variety of fixed rate and adjustable loan plans. The most popular loans are fixed rate loans. Adjustable rate loans opened with a nine and one-half percent (9 1/2%) rate and allowed a maximum rate increase of five percent (5%).

In June, 1991, the FHA program, based on Freddy Mac ties, was writing 30-year loans for approximately 97 percent of the sales price at a fixed rate of 9.5 percent. The FHA loan maximum for Fresno was \$106,800.

Between 1984 and 1988, interest rates steadily declined. Although rising slightly in 1989, rates had again declined in 1990 and remained relatively low at 9.5 percent in June, 1991. By September and October of 1991, rates were as low as 8 to 8 1/2 percent.

The following example was given of a typical conventional single-family loan as of October, 1991.

Typical Loan

Loan Amount	-\$115,000 to \$138,000
Down Payment	-10 percent or more/\$13,800 on a \$138,000 loan.
Average Interest Rate	-Eight and one-half percent fixed
Average Loan Fees	-1 1/2 percent plus one point. Loan fees and points are typically paid by the buyer.

Single-family loan activity has remained strong since 1984. However, multifamily loans declined between 1985 and 1988 and began to climb again from 1989 through 1990. The multiple family financial trend was toward large complexes of between 50 and 200 units. Very few complexes with 5 units or less were financed.

1 Revenue Bond Financing

2
3 Revenue bond financing was an increasingly popular financing mechanism in the mid 1980's.
4 The bond programs, at their best, helped the construction industry to continue building during
5 an extremely inflationary time period. City and County-authorized and California Housing
6 Finance Agency (CHFA) Revenue Bond Programs for single-family housing were particularly
7 useful, but the programs also have been subject to problems, and their utility and the
8 community's favor and interest have both waxed and waned. For instance, local Bond Programs
9 for single-family housing flounder when market rate interest drops to a level below the rate
10 established for the Bond Program.
11

12 San Joaquin Building Industry Association officials indicated that the California Housing Finance
13 Agency Multiple-family Revenue Bond Program has not been competitive and with the decrease
14 in the prime interest rate and other adjustments, it may not be popular in the near future.
15

16 The Effect of Financing on Housing Supply and Demand

17
18 The 1989 and 1990 CSUF Annual Housing Reports revealed that active selling single-family
19 tracts and condominium developments experienced a decrease of new unsold housing units
20 through December, 1990. For single-family units, in 1990, 2,139 units were unsold in eighteen
21 (18) active tracts, compared to 3,030 unsold units in 50 tracts in November, 1989. Thus supply
22 had decreased. Information was not available for condominium units. The San Joaquin Building
23 Industry Association indicated that as of early 1991, inventories in almost all price ranges were
24 at a level consistent with local demand.
25



CHAPTER III

Land for Housing



CHAPTER III LAND FOR HOUSING

Housing Sites

The focus of the Housing Element is the social and economic concerns of residential development. Issues such as potential housing sites and delivery of urban services are generally discussed in this document. More detailed information is available in the General Plan Land Use Element, adopted in 1984.

Developable Land Within the City of Fresno

The City of Fresno contained approximately 63,600 acres as of April, 1990. At the time of the 1990 Vacant Agricultural Land Survey, a total of 14,810 acres were found to be developable for residential use within the Fresno Urban Boundary, a larger planning area which includes the City. Data was developed from an aerial photo survey which was conducted in August, 1990. The West and Roosevelt Community Plan areas contained about 65 percent of the developable land within the Fresno Urban Boundary.

Table III-1 summarizes 1990 information related to the amount of vacant land by planned residential densities. The information is provided in gross acreage terms. Table III-2 translates the data into its potential dwelling unit capacity for the five-year planning period of the Housing Element and beyond.

The Table indicates that the City, through its existing planning policies, does have sufficient capacity beyond the 16,461 unit new construction need for 1996, as identified in the State mandated 1991 Regional Housing Needs Plan.

Housing Unit and Population Capacity Within the Fresno Area

Table III-2 and Exhibit III-1 identify the housing unit capacity of developable land within the Fresno Urban Boundary, as designated in each of the Community Plan areas. Acreages identified in Table III-1 were multiplied by average dwelling unit per acre densities developed by the City Development Department. Considering results of Table III-2, vacant land currently planned for residential use will accommodate an additional 77,691 dwelling units, far in excess of the needed 16,461 unit requirement identified in the Regional Housing Needs Plan.

TABLE III-1

VACANT LAND SURVEY - PLANNED AND POTENTIAL RESIDENTIAL LAND USE (ACRES - AUGUST, 1990) BY COMMUNITY PLAN AREA WITHIN THE FRESNO SPHERE OF INFLUENCE										
Planned Land Use	BULLARD	CENTRAL	EDISON	FRESNO	HOOVER	McLANE	ROOSEVELT	WEST	WOODWARD	TOTAL
Ag/Urban Reserve/Rural Density	0	0	0	0	0	0	55	684	0	739
Low Density	265	0	399	0	14	1	103	0	0	782
Medium-Low Density	887	0	851	0	20	57	1,744	0	1,181	4,740
Medium Density	469	0	469	22	18	17	1,273	4,582	129	6,979
Medium-High Density	83	2	83	34	8	36	191	1,046	57	1,540
High Density	0	11*	0	0	4	6	2	7	0	30
TOTAL	1,704	13	1,802	56	64	117	3,368	6,319	1,367	14,810
* Only contiguous properties aggregating two acres or more may be eligible for high density development.										
Source: VR&PA estimate considering: Aug., 1990 Aerial Survey, Community Plan Maps - Planned Land Use (1)										
Note: 1 Roosevelt capacity reflective of Draft Community Plan Map.										

TABLE III-2

HOLDING CAPACITY - PLANNED AND POTENTIAL RESIDENTIAL LAND USE (DWELLING UNITS) BY COMMUNITY PLAN AREA WITHIN THE FRESNO SPHERE OF INFLUENCE										
Planned Land Use	BULLARD	CENTRAL	EDISON	FRESNO	HOOVER	McLANE	ROOSEVELT	WEST	WOODWARD	TOTAL
Ag/Urban/Rural	0	0	0	0	0	0	22	274	0	296
Low Density	212	0	320	0	11	1	82	0	0	626
Medium-Low Density	2,484	0	2,384	0	56	159	4,883	0	3,308	13,274
Medium Density	2,813	0	2,813	132	107	101	7,637	27,491	776	41,870
Medium-High Density	1,121	28*	1,121	454	114	482	2,583	14,119	766	20,788
High Density	0	289*	0	0	115	173	58*	202	0	837
TOTAL	6,630	317	6,638	586	403	916	15,265	42,086	4,850	77,691
* The maximum density allowed by the R-3 and R-4 zone districts may not be achieved because of development limits pursuant to policies of the Central Area Community Plan.										
Source: VR&PA estimate considering: Aug., 1990 Aerial Survey, Community Plan Maps - Planned Land Use (1); and Residential Land Use Densities (2)										
NOTE: 1 Roosevelt capacity reflective of Draft Community Plan Map. 2 Densities provided by City Development Department 5/1/91. Densities included: Ag/urban Reserve/Rural Density - .5 DU/Acre Low Density - 1 DU/Acre Medium-Low Density - 3.5 DU/Acre Medium Density - 7.5 DU/Acre Medium-High Density - 15 DU/Acre High Density - 23.5 DU/Acre										

EXHIBIT III-1
UNITS BY PLANNED LAND USE
REMAINING CAPACITY, FMA, 1991

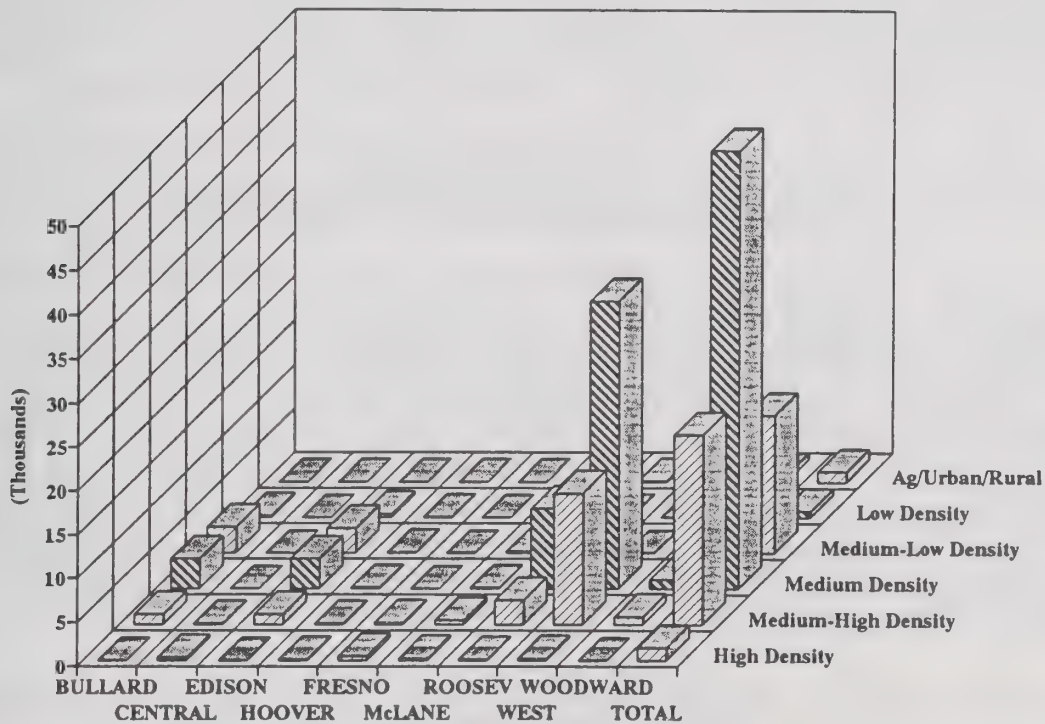


Table III-3 identifies the population capacity of developable land, considering average person per household rates. Total household population capacity anticipated from remaining vacant land planned for residential use is 220,970 persons which also far exceeds the 95,600 population increase projected between January 1, 1990 and July 1, 1996 as identified in the Fresno Regional Housing Needs Plan.

TABLE III-3

HOUSEHOLD POPULATION CAPACITY - PLANNED OR POTENTIAL RESIDENTIAL LAND USE BY COMMUNITY PLAN AREA WITHIN THE FRESNO SPHERE OF INFLUENCE										
Planned Land Use	BULLARD	CENTRAL	EDISON	FRESNO	HOOVER	McLANE	ROOSEVELT	WEST	WOODWARD	TOTAL
Ag/Urban Reserve/Rural Density	0	0	0	0	0	0	68	854	0	922
Low Density	661	0	997	0	34	3	257	0	0	1,952
Medium-Low Density	7,748	0	7,435	0	174	496	15,229	0	10,318	41,400
Medium Density	8,773	0	8,773	413	334	315	23,821	85,744	2,419	130,592
Medium-High Density	2,390	61	2,390	968	242	1,029	5,506	30,100	1,634	44,320
High Density	0	615*	0	0	246	369	123	431	0	1,784
TOTAL	19,572	676	19,595	1,381	1,030	2,212	45,004	117,129	14,371	220,970
* The maximum density allowed by the R-3 and R-4 zone districts may not be achieved because of development limits pursuant to policies of the Central Area Community Plan.										
Source: VR&PA considering: Aug., 1990 Aerial Survey, Community Plan Maps - Planned Use (1); and Residential Land Use Densities, and Persons Per Household and Occupancy Rates (2)										
Note: 1 Roosevelt capacity reflective of Draft Community Plan Map. 2 Densities and rates provided by City Development Department 5/1/91.										

At the time of the survey in 1990, the capacity of vacant and agricultural acreages planned for residential use was estimated to be 77,691 housing units with an additional population capacity of approximately 220,970 for the Fresno Urban Area. The Bullard, Woodward, West, and Roosevelt Communities have been the fastest growing Community Plan areas and have a remaining combined growth capacity of nearly 68,831 units or 196,076 persons.

Projected Utilization of Vacant and Agricultural Land for Residential Uses

As of April 1, 1990, the City had 129,404 housing units. The vacant and agricultural land designated for residential uses within the Fresno Urban Boundary, or the proposed City Sphere of Influence, could accommodate an additional 77,691 units, resulting in a total holding capacity of 207,095 units. The projected 1996 housing stock for the City of Fresno, according to the Fresno Regional Housing Needs Plan, is 144,843 units. The housing unit requirement is further broken down into 65,759 owner units, 70,539 renter units and 8,545 vacant units considering the percentage of owner- and renter-occupied housing units and vacant units for April 1, 1990. A portion of those units will be added through annexation rather than new construction. Thus, the holding capacity of the 1984 Fresno General Plan Urban Boundary (planned Sphere of Influence) allows for approximately 1.4 times the projected 1996 housing stock.

Projections are based on the steady growth pattern that Fresno has experienced in the past. The Regional Plan indicates that the basic new construction need for years 1991 through 1996 is 16,461 units for the City of Fresno. The percentage of the housing stock that is in the single family category is gradually decreasing, while in the multiple family category it is gradually increasing. At the time of the 1990 Census, 60.8 percent of the City's site built housing units were single family and 39.2 percent were multiple family. However, data for the years 1980 through 1989 indicates that approximately 47 percent of all newly constructed housing units fell into the single family category and 53 percent fell into the multiple family category (reference page II-77). Based on this trend, the proportion of single family homes is expected to continue its long-term decline but still accounts for a majority of the housing stock within the City.

The proportion of the City's housing units that is owner-occupied gradually decreased from 55.7 percent in 1970 to 45.4 percent in 1990. Refer to page II-62. If this trend continues, approximately 42 percent of the 1996 housing stock will be owner-occupied and 58 percent will be renter-occupied.

Varying Development Potential of Vacant and Agricultural Land Within the Fresno Sphere of Influence

As discussed above, planned residential densities for the West, Bullard, Woodward, and Roosevelt Community Planning areas have a greater potential of providing housing units than

1 other Plan areas within the FCMA. The Edison Community Plan area, despite its vast
2 agricultural acreage, is not expected to grow significantly, based on past development trends.
3 Although the City has more than adequate vacant land to accommodate housing development
4 through 1996 and beyond, Sphere Line adjustments may be considered through the General Plan
5 update process.

6
7 A major factor determining citywide building patterns is the economic feasibility of developing
8 in various geographic locations. Economic considerations that determine a site's development
9 potential include: parcel size, accessibility, the availability of urban services, surrounding areas
10 and environmental attributes.

11
12 It should be noted that Fresno County, particularly in the West Area Community Plan Area, has
13 allowed a substantial amount of rural residential development on parcels less than five acres in
14 size and on unincorporated property. The County's rural residential policy, and the development
15 that has been allowed under that policy, will significantly alter the City's ability to allow
16 residential development at its planned densities. This fact, coupled with environmental problems
17 in some other City growth areas, i.e. water limitations in the Woodward Park Community, may
18 require the City to seek outward adjustments to its Sphere of Influence Boundary to assure an
19 adequate supply of land for future residential development needs beyond its present planning
20 period.

21
22 Additional Potential Capacity for Housing
23 by Residential Zone District - City of Fresno
24

25 Table III-4 and Exhibit III-2 identify vacant land by residential zone classification and dwelling
26 unit capacity, by Community Plan area, within the City of Fresno. The acreages of vacant land
27 were estimated from 1990 aerial survey information developed by the City Development
28 Department. According to the Table, more than ample vacant land zoned for residential use
29 exists within the City of Fresno to accommodate projected housing needs through July 1, 1996.
30 Considering average dwelling unit per acre densities by zone district, 26,014 dwelling units can
31 be accommodated by 1996, far exceeding the dwelling unit requirement of 16,461 units specified
32 in the 1991 Fresno Regional Housing Needs Plan. Of these, 9,947 units could be accommodated
33 in the R-2 and R-3 zone district categories.

34
35 The City's RP/Residential and Professional Office District is a transition district where both
36 single family and multiple family units are permitted. The CP/Administrative Office District
37 may alternatively be used for multi-family housing. An additional amount of vacant land within
38 the Urban Boundary is zoned for RP and CP uses, but historically this land has almost always
39 been used for commercial/office development.

TABLE III-4

VACANT LAND SURVEY BY ZONE CLASSIFICATION, ACRES/UNIT CAPACITY BY COMMUNITY PLAN AREA WITHIN THE CITY OF FRESNO, 1991

Area	R-A		R-1		R-2		T-P		R-3*		R-P		C-P		C-4		C-5		C-6		VACANT	UNIT
	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	ACRES	CAPACITY
Bullard	434	174	489	2,933	82	1,107	0	0	32	667	30	N/A	94	N/A	0	N/A	0	N/A	0	N/A	1,161	4,811
Central	3	1	0	0	17	227	0	0	4	89	0	N/A	0	N/A	5	N/A	5	N/A	0	N/A	34	31
Edison	279	111	246	1,476	78	1,050	0	0	44	934	0	N/A	0	N/A	0	N/A	1	N/A	42	N/A	690	3,511
Fresno High	28	11	40	240	5	71	0	0	12	245	0	N/A	0	N/A	0	N/A	1	N/A	3	N/A	89	54
Hoover	317	127	237	1,419	0	0	0	0	0	0	2	N/A	16	N/A	0	N/A	0	N/A	16	N/A	588	1,541
McLane	1,334	534	19	114	3	43	0	0	24	511	0	N/A	37	N/A	0	N/A	0	N/A	3	N/A	1,420	1,201
Roosevelt	288	115	422	2,529	135	1,816	68	984	43	911	5	N/A	3	N/A	0	N/A	1	N/A	57	N/A	1,022	6,351
West	6	3	331	1,987	27	369	24	348	12	245	1	N/A	0	N/A	0	N/A	2	N/A	124	N/A	527	2,911
Woodward Park	117	47	486	2,914	70	951	0	0	34	711	26	N/A	135	N/A	0	N/A	0	N/A	137	N/A	1,005	4,621
TOTAL	2,806	1,123	2,270	13,612	417	5,634	92	1,332	205	4,313	64	N/A	285	N/A	5	N/A	10	N/A	382	N/A	6,536	26,011

* The maximum density allowed by the R-3 zone district may not be achieved because of development limits pursuant to policies of the Central Area Community Plan.

Source: VR&PA Estimate Considering Official Zone Maps, City of Fresno, and August, 1990 Aerial Survey

NOTE: Densities provided by City Development Department 10/91. Densities Included:

R-A - .5 DU/Acre

R-2 - 16 DU/Acre

R-3 - 23.5 DU/Acre

C-P - Not Estimated

C-5 - Not Estimated

R-1 - 7.5 DU/Acre

T-P - 16 DU/Acre

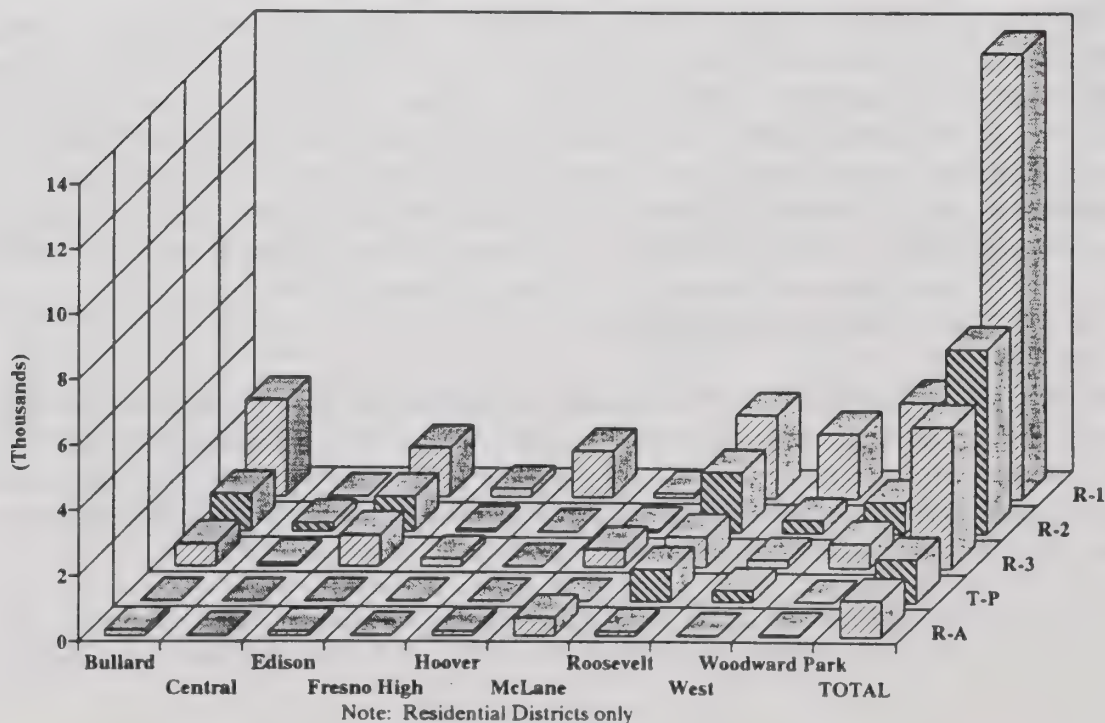
R-P - Not Estimated

C-4 - Not Estimated

C-6 - Not Estimated

EXHIBIT III-2

UNITS BY ZONE & COMMUNITY PLAN AREA
REMAIN. CAPACITY, CITY OF FRESNO, 1991



Sites for Emergency Shelters and Transitional Housing

Vacant sites to accommodate future emergency shelter and transitional housing developments are available, based on the vacant land inventory conducted for all zone districts within the City of Fresno in 1991.

According to the City of Fresno Zoning Ordinance, Residential Support Facilities, without a limitation on the number of persons accommodated, are allowed in the following zone districts: Planned Office Development (C-P) District, subject to compliance with specific sections of the Ordinance; and in the several Commercial Districts, including the Regional Commercial (C-4) and the General Heavy Strip Commercial Districts (C-5 and C-6) Zone Districts.

Referencing Table III-4, there are currently 682 acres of vacant land within the C-P, C-4, C-5 and C-6 Zone Districts which is available to accommodate emergency shelters or transitional housing developments. Further, emergency shelters and transitional housing developments consisting of fewer than twelve (12) persons, would be allowed in the R-P Planned Office Development District, subject to approval of a Conditional Use Permit (CUP). Such facilities with fewer than twenty-four (24) persons would be allowed in the R-3, High Density Residential District, and would also be subject to CUP approval. Various information sources are available to interested parties who may wish to identify parcels large enough to accommodate such facilities and parcels available for purchase. These include local real estate companies, the Fresno Board of Realtors, title companies, etc.

Development Potential of Redeveloped Land

There is some potential that additional land may become available through the redevelopment process.

The Jefferson Area Plan, adopted in 1984, contains a proposal for redevelopment just north of the downtown area and contains two housing related land use and redevelopment program objectives:

- . new housing would be earmarked for the target area bounded by McKenzie, Illinois, Diana and Fresno Streets; and
- . areas are designated for residential infill projects and rehabilitation.

A 100 acre, 350 million dollar regional medical complex, still in the conceptual planning stages, has been proposed for the Jefferson area as a cooperative effort between Valley Medical Center, Fresno Community Hospital, and the University of California at San Francisco, medical program. It may incorporate additional new housing for both medical students and employees.

1 As of January 1992, a nine member committee had been appointed to explore financing for the
2 project, to decide how to create a co-operative medical program, and how to use land provided
3 by the Fresno Redevelopment Agency. It is anticipated that a major portion of the center's
4 financing could come through tax-exempt state bonds.

5
6 In addition, the City has added provisions that would allow mixed use in certain older parts of
7 the City, i.e., the Central area and the Tower area. Through the conditional use permit process,
8 residential uses could be combined with office and/or commercial uses.

9
10 Since the 1985 Housing Element was adopted, the City has also put into place provisions that
11 allow buildings six to ten stories tall to be placed in wider areas of its jurisdiction, principally
12 along the Freeway 41 corridor. There is some potential for placing residential uses in such
13 development.

Land for Manufactured Housing

14
15
16
17 The City has a policy which would allow the placement of mobile homes on single family lots
18 in the R-1 District through the conditional use permit process. The R-1 District is consistent
19 with the medium density designation of the General Plan.

20
21 As of August, 1990, the additional dwelling unit capacity of vacant land zoned for medium
22 densities was 14,944 units, based on the remaining unit capacity for the R-1 and T-P Districts
23 identified in Table III-4.

24
25 Mobile home subdivisions and trailer parks may be placed in mobile home or trailer park zones
26 which are consistent with the medium high density designation of the General Plan. As of 1990,
27 the additional dwelling unit capacity of vacant land designated for medium-high densities (R-2
28 zone) was 5,634 units.

The City Infrastructure

29
30
31
32 The ability of a City to provide an adequate housing supply is also closely linked to the capacity
33 of the City's infrastructure. Decreases in the amount of public funds available for such
34 improvements, and the concomitant need for providing services to developing areas, are likely
35 to create some of the most significant problems of the current decade. School sites may be
36 needed, as the Fresno Unified School District already enrolled 67,600 students in July, 1990.
37 City staff, through the 1984 General Plan adoption process and through continuing endeavors,
38 are making a concerted effort to find new financing mechanisms for needed improvements that
39 are both workable and agreeable to the general public.

40
41 One of the City's tools for orderly and cost-effective growth is the Urban Growth Management
42 (UGM) process. This process allows the City to manage the location and timing of growth in

the City's fringe areas. It augments existing development review procedures with a formal Service Delivery Review and Cost/Revenue Analysis, and provides for final action by the City Council. The growth management process has encouraged developers to make optimum use of existing facilities already available in certain parts of the City. It has also encouraged the development of vacant, smaller or "by-passed" parcels for residential uses.

Sewer

The City of Fresno Public Works Department is in the process of planning for a \$150 million expansion of the City-operated wastewater treatment plant. The City is also in the process of conducting an environmental assessment for the project. Following completion of the environmental review process, the City anticipates expansion construction to begin in 1992. Expansion of the wastewater treatment plant is necessary to accommodate the FCMA's projected growth of 588,100 persons in 1997. The wastewater treatment plant operates as a regional facility serving the Cities of Fresno and Clovis. The Public Works Department has estimated that residential and commercial users will use approximately 89 percent of the wastewater treatment plant's capacity and industrial users will use eleven percent (11%) of the capacity.

If developed as recommended by the Public Works Department, Plant 1 will be expanded to a capacity of 68 to 70 million gallons per day (mgd) from its current 47 mgd. It should be noted that the wastewater treatment plant operates on a two plant system, with the plants located adjacent to each other. The total flow of both Plants averaged approximately 52 mgd in 1990. Plant 1 has a current monthly maximum flow of 47 mgd, while Plant 2 has an 18 mgd flow. Cumulatively, and to allow for redundancy of functions and down time, both plants have an average monthly flow of 65 mgd. Current expansion plans will allow the wastewater treatment facilities to reliably treat 68 to 70 mgd. As the need arises, the plants will be incrementally expanded to 80 mgd, to 88 mgd and ultimately to 98 to 100 mgd. It is evident that the Public Works Department is recommending expansion of wastewater treatment capabilities beyond the Housing Element's planning period (1996).

Further, as part of the wastewater treatment plant expansion, segments of several interceptor sewers would be relocated in connection with replacement of existing headworks. The expansion includes construction of two future interceptor sewers, one along Grantland Avenue which will accommodate growth west of Freeway 99; and North Avenue No. 2, which will serve the southeastern part of Fresno. The Fowler Avenue main truck line has been funded during fiscal year 1991-92 and construction has commenced. Construction of the Fowler main truck line will accommodate growth in the Clovis area and in southeast and southwest Fresno, mainly within the Roosevelt Community Plan Area.

Water

Fresno is one of the largest cities in the nation which draws its water supply exclusively from groundwater sources. The water supply is both a resource and an essential City service. Protection and management of this resource will determine whether and how the City will prosper, grow and fulfill its urban services commitments.

As of March 1, 1991, the City of Fresno had 240 water production wells in its public water system, although not all wells were on-line due to exceedance of maximum allowable contaminant levels determined by the State Department of Health Services. The City's major water quality problem is due to contamination by the agricultural chemicals dibromochloropropane (DBCP) and ethylene dibromide (EDB). As of March 1, 1991, of the 240 City wells, fifteen (15) were removed from service due to high DBCP concentrations and eleven (11) were removed from service due to high EDB. Other contaminants which have contributed to well closures are trichlorethylene (TCE, six (6) wells) and tetrachloroethylene (PCE, twenty-five (25) wells).

Maximum Contaminant Levels (MCLs) are constantly being established and revised by the State Department of Health Services for a widening array of organic chemicals, including other pesticides and solvents. As new MCLs are established, it can be anticipated that additional wells will be removed from production to protect the health, safety and well-being of the City's water consumers.

The Public Works Department has indicated that the water system was never designed to move water more than one (1) mile from each water well. The lack of large water mains over fourteen (14) inches in diameter could limit the ability of the City to transport water to some areas experiencing water supply deficits during peak demand, resulting in low water pressure. The average daily per capita water consumption, for all uses, in the City of Fresno is presently 300 gallons. Approximately 72 percent of all the City's water is consumed by residential users. If only residential consumption were considered, Fresno's daily per capita consumption would be approximately 205 gallons. Total 1990 water well production and water consumption of the City's 180 on-line wells was approximately 118,811 acre-feet or the equivalent of 38.7 billion gallons.

As part of its water conservation efforts, the City of Fresno has begun implementing uniform water metering. All new development will require mandatory water metering, and all existing residential units will be retrofitted with water meters by 1994. With water metering implemented on a city-wide basis, conservation measures will be easier to monitor and the wasting of water will be traceable to responsible parties. The Public Works Department

estimates that uniform residential water metering will reduce household consumption by 20 to 40 percent, resulting in a reduction to 164 gallons daily per capita water consumption.

Also, the City presently has entitlement and access to approximately 145,000 acre-feet (or 47.2 billion gallons) of surface water in an average rainfall year. Approximately 60,000 acre-feet is impounded behind Friant Dam on the San Joaquin River and the remaining 85,000 acre-feet is entitled to the City from the Fresno Irrigation District (FID). The City of Fresno acquires FID surface water rights upon annexation of agricultural properties served by the irrigation district, and the annexed properties are developed to urban uses. For each FID acre annexed and urbanized, the City acquires entitlement of approximately two and one half (2-1/2) acre-feet in an average precipitation year. To date, the City of Fresno has annexed and urbanized over 34,000 acres in the FID. In an average precipitation year, the FID entitlement would be 85,000 acre-feet.

As noted above, the City's water conservation efforts will begin with mandatory installation of water meters for all new residential development in addition to retrofit of water meters for all existing residential users. Other water conservation efforts include a defined lawn watering schedule, installation of low-flow showers, water saving toilets and an extensive water recharge program. Using an extensive canal and water recharge basin network, the City of Fresno, in cooperation with the Fresno-Clovis Metropolitan Flood Control District, is capable of recharging between 60,000 to 70,000 acre-feet of water in the FCMA during a normal precipitation season.

Currently, the City is participating in a Metropolitan Area Water Study. Among other things, this study will discuss the improvement of water quality in the area. One of the alternatives will be to consider treatment of available surface water. Other alternatives include:

- . modifying the design of some wells to prevent the intrusion of shallower, contaminated water;
- . drilling new wells (over 26 new wells are in process);
- . increasing the capacity of the distribution pipelines to permit easier movement of uncontaminated water into areas where wells have been closed;
- . expanding water conservation programs, including water meter installation;
- . construction of wellhead treatment facilities to remove contaminants;
- . increasing recharge of the City aquifer through construction of additional facilities;

- 1 . initiating the development of a comprehensive Metropolitan Water Resource
- 2 Management Plan; and
- 3
- 4 . increasing cooperation with other water management agencies.
- 5

Streets and Roads

6
7
8 As indicated above, the Urban Growth Management process will be instrumental in ensuring that
9 necessary infrastructure will be accommodated as growth occurs, including the provision of
10 streets and roads. Development of course will be required to provide on-site circulation
11 improvements, and participate financially in the provision of streets and roads through the UGM
12 process. Further, selected regional facilities are planned to be implemented through the
13 provision of Measure C funds (1/2% Sales Tax for Transportation Purposes). As a result,
14 significant transportation or circulation system needs will be accommodated.



CHAPTER IV

*Constraints
to
Housing
Production*



CHAPTER IV CONSTRAINTS TO HOUSING PRODUCTION

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units which are constructed and may be loosely classified as market, governmental and social in nature, although there is a strong interrelationship between these factors.

San Joaquin Building Industry Association (BIA) officials have indicated that financing costs, annexation policies and procedures, fees and standards, dedications and improvement requirements are considered constraints to housing production.

Specific constraints are discussed in more detail in the following paragraphs.

MARKET CONSTRAINTS

Land Cost and Availability

Land Use Controls and On and Off-Site Improvements

In absolute terms, sufficient land is available to accommodate growth within the Fresno area through July, 1996 and beyond. Land is still available at reasonable prices compared to large urban areas of California and for the State of California. The 1984 General Plan not only identifies new planning areas but also increases overall density. It is the policy of both the City and the County of Fresno to discourage unnecessary and premature conversion of agricultural lands to urban uses, thus limiting the availability of this land for development purposes. While sufficient land is designated by adopted plans for residential purposes to accommodate projected growth, the supply of land available for immediate development is limited to those areas within a reasonable distance of the urbanized area. These areas would include properties which can be annexed to the City and for which services can be extended at a reasonable cost.

With the resurgence in building activity during the mid-1980's, demand for land increased, particularly in prime residential growth areas. Given a stable interest rate and a stable or growing economy, an increased demand for housing sites is expected to continue. Concomitant with the designation of new areas through the General Plan process, additional infrastructure will be needed. The development of adequate and fair financing mechanisms for processing and infrastructure and planning for the staging of growth are considered the most significant land use related problems of the coming decade. The costs of schools, fire stations, parks, streets, traffic

1 signals, landscaped median islands, pumps, wells and sewer and water systems are all pro-rated
2 into the cost of a new home. Dialogues between the City and property owners in various
3 outlying areas will continue regarding the level of service that is really necessary, where service
4 should be provided first, and the allocation of costs among those who would benefit.

5 6 Material and Labor

7
8 Labor costs, for the most part, have remained constant since 1985, with only minor increases.
9 In terms of labor demand, as of June, 1990, the local market was rapidly approaching full
10 employment, according to the San Joaquin Building Industry Association. This level, however,
11 did not compare to that of peak activity years as a segment of the labor force permanently left
12 the labor pool during the preceding economic downturn.

13
14 In terms of building materials, some sectors of the economy have been slow to respond to
15 increased demand. These factors, however, have acted as only minimal constraints to the
16 production of an adequate supply of housing in the local market area.

17
18 Table II-48 on page II-108 indicates that labor and material cost combined, increased from
19 \$41,000 or 62.1 percent of production cost in 1984 for a typical 1,200 square foot tract house,
20 to \$60,000 or 57.5 percent of production cost for a typical 1,500 square foot tract house in
21 1991.

22 23 Financing Costs

24
25 Financing costs are subject to fluctuations of national economic policies and conditions. The
26 cost of money for site preparation and construction is a very important determinant of the initial
27 cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing
28 to the home buyer and on the cost of constructing rental units. Interest rates are ultimately
29 passed on to the renter by the apartment owner. Interest rates were moderate enough between
30 1984 and 1991 to allow a significant increase in building activity, but as indicated in the housing
31 cost section of the Element, a significant portion of the population was still precluded from
32 participation in the market. There is always a concern that interest rates will increase again
33 during future years as such increases may result in a slowing of construction activity.

34
35 Generally, a fourteen percent (14%) interest rate is the level at which most buyers are expected
36 to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on
37 the building industry when mortgage rates increase between the start of construction and
38 completion of a project. It is anticipated that since eight to eight and one-half percent (8-8
39 1/2%) interest rates are currently available, home buying will continue to increase provided
40 other recessionary factors are overcome.

GOVERNMENTAL CONSTRAINTS

While there have been some changes in governmental constraints since 1984, much of the following analysis still holds true in 1991.

Annexation

The City and County of Fresno have developed a joint policy stating that all urban intensity development within the City's Sphere of Influence, will be referred to the City for annexation and the processing of development entitlements. The time necessary to process annexations on the urban fringe averages about one year. It should be noted that City ordinances allow for the concurrent processing of development entitlements upon receipt of a written request for annexation. However, the annexation process, even when it proceeds smoothly, can result in a four to five (4-5) month delay in processing projects. If the annexation does not proceed smoothly, the delay can stretch on for years. Reasons for delay include denial of a proposed annexation by the Local Agency Formation Commission (LAFCO), or defeat of a project by neighboring owners or voters.

Annexation-related delays are considered to be a constraint to housing production by the building industry. Annexation processing procedures have been refined by the City in an attempt to minimize this problem. After extended delays, the City reached an annexation tax-sharing agreement with the County in February, 1991 and has recently hired additional staff to process a backlog of annexation requests. Other alternatives for future resolution of annexation related delays include the following:

- a change in state laws governing annexation to facilitate the annexation process related to territory planned for growth; and
- a mass annexation of all territory within the City's Sphere of Influence.

Development Review Process - Its Components

The City's development review process is intended to regulate residential development projects. It is used to regulate and limit the height, number of stories and size of buildings and other structures designed, erected or altered. Through this process, the yard size and other open spaces are regulated and determined. This, in turn controls population density. These regulations are necessary in order to encourage the most appropriate land use, conserve and stabilize the value of property, provide adequate open space for light and air and fire prevention and prevent undue concentration of population. Regulation is also necessary to lessen congestion of streets, facilitate an adequate provision for community utilities such as transportation, water, sewage, schools, parks and other public facility requirements, and to promote the public health, safety and general welfare.

Procedures applicable to the residential development review process are:

- Environmental Assessment
- Urban Growth Management Evaluation
- Subdivision, Parcel Map Review
- Conditional Use Permit Process
- Site Plan Review
- Variance and Minor Deviation Assessment
- Structural Plan Check
- Construction Permit Issuance
- Inspection

Residential development projects, based on type and size, are subject to one or more of the procedures listed above. Where more than one procedure is required, every effort is made to carry them out simultaneously, thereby reducing delay.

Development review in the City of Fresno is conducted by the Development Department, Development Services and Inspection Divisions. The Development Services Division was created in 1982. It is structured to provide, to the extent possible, "one-stop" service to the public and the development industry. It is responsible for processing all discretionary entitlements prerequisite to construction. The Inspection Division is responsible for construction plan check, permit issuance and in-field inspection. Working in tandem, the primary objective is expeditious review and approval of all development projects.

Environmental Assessment

Environmental assessments of residential development projects are usually conducted simultaneously with the subdivision/parcel map review process or as special permits are being processed. The assessment does not substantially add to overall processing time unless significant adverse environmental effects are determined, and evidence indicates that an Environmental Impact Report (EIR) is required. Although the time required for EIR preparation is approximately six to twelve (6 to 12) months, an EIR is required as a prerequisite on less than one percent of all residential development projects.

Urban Growth Management

Urban Growth Management fees apply to residential projects located on the geographic fringe of the City. The process is not intended to prevent development, but it does preclude inordinate costs to the City and limits disorganized growth. The process is specifically intended to identify

1 project demand on municipal facilities, improvements or services, and to protect the City and
2 its residents by minimizing City costs.

3 4 The Subdivision, Parcel Map Review

5
6 Subdivision of real property is initiated via the tentative tract or tentative parcel map process.
7 Tentative maps are processed through and approved in not more than 50 days. The final map
8 process is essentially ministerial with major responsibility for protracted processing resting with
9 the developer and his or her engineer.

10 11 The Conditional Use Permit Process 12 and Variance and Minor Deviation Assessment

13
14 Conditional use permits are required when residential development is proposed. Planned unit
15 and density tolerant development, condominium and zero-lot-line developments are subject to
16 conditional use permit approval. Processing should not exceed 60 days; however, use permits
17 may be appealed to the Planning Commission, and in such instances, the processing time can
18 be extended by as many as thirty to forty-five (30-45) days. Site plan review, variances and
19 minor deviations are all variations of the conditional use permit, and time lines are generally the
20 same.

21 22 The Structural Plan Check

23
24 The structural plan check is intended to ensure the structural integrity of all dwellings. It is
25 based on fixed standards of the Uniform Building Code, as amended and adopted by the City
26 Council. The plan check is a prerequisite to the issuance of construction permits. Plan check
27 processing time is generally based on the project's complexity and the level of City staffing.
28 Average processing time for a residence is two weeks. Processing can be accelerated by the
29 submission of standardized plans. This option is often left open to subdivision builders and for
30 multiple family projects. Since 1984, the City has established a residential plan check
31 processing goal time of fourteen to twenty-one (14-21) days.

32 33 Fees

34
35 Filing fees for development review procedures are calculated to cover the cost of processing.
36 Since 1984, City development entitlement fees and school fees have significantly increased. For
37 the City, entitlement fees now pay the full cost of processing by City staff. Although the fees
38 themselves have increased by about \$5,000 per unit, the percentage of fee cost as a part of total
39 production cost, has remained reasonably stable. While not a major constraint factor, increased
40 fees have played a measurable role in increasing housing costs.

As of November, 1991, an additional fee of major magnitude is under consideration. The San Joaquin Valley Unified Air Pollution Control District is currently considering an Air Quality Attainment Plan, as mandated by the California Clean Air Act. A component of this proposed plan is an Indirect Source Review Rule and Guidance Document.

The document proposes that an air pollution emission factor and fee, in an amount ranging from \$2,000 to \$5,000, would be applied to all new residential units. This proposed impact fee, added to the composite of other impact, development and school fees already in place, would impair the ability to purchase a new home for most of Fresno's lower and middle income households.

The City of Fresno has commented on the proposed housing impact of this draft rule, and will continue to monitor and participate in the Air District's planning and rulemaking process.

Permits

The permit process is a ministerial function that begins as soon as all plans have been approved and there is evidence to indicate the applicant meets all permit issuance requirements (i.e. has a contractor's license or is an owner-builder), has workman's compensation insurance, etc.

Standards, Dedications, and Improvements

Typical dedications and improvements required by the City within the urbanized area include the dedication and improvement of adjacent streets, the extension of sewer and water lines within the adjacent street and construction of curbs, gutters and sidewalks. Improvements can also include the installation of street lights. Within the Urban Growth Management (UGM) area, any additional dedications and improvements are based on a case-by-case determination of the improvements needed to provide a full level of urban services to the site.

City standards regarding public improvements in non-UGM areas have been viewed by the construction industry as a constraint to the production of lower-cost housing. In response to industry concerns, the City has substantially reduced the cross section width and improvements required for local residential streets. Previous standards imposed 65 foot rights-of-way and curbs, gutters and sidewalks. The reduced standards permit rights-of-way as narrow as thirty (30) feet, and sidewalks are optional in many cases. Additionally, the City has permitted developers to install required street trees as part of their normal on-site landscaping plan.

Within the UGM area, the cost of required dedications, fees and improvements can be a primary determinant of the feasibility of new residential development. If development is feasible, high improvement costs are often passed on to future residents of an area in the form of higher housing costs.

Building Codes

While building codes are intended to ensure the health and safety of building occupants, the fixed standards contained in these codes can at times limit innovation in new construction techniques intended to reduce costs.

The Cities of Fresno and Clovis and the County of Fresno, along with the Fresno City and County Chamber of Commerce and the Building Industry Association, have an effective review committee that meets yearly. That committee has reviewed electrical, plumbing and mechanical codes of the three jurisdictions. The goal is to develop uniform codes. The Review Committee will work on other processes as the need arises.

Department Consolidation and the Impact on the Review Process

The Development Department is responsible for the implementation and administration of general, community, specific and redevelopment plans, for carrying out urban inspections associated with the construction and remodeling of buildings and for the administration of zoning, subdivision, environmental, and urban growth management ordinances. The Department also provided home rehabilitation services to low and moderate income families.

During the 1980's and early 1990's, the City carried out a series of Development Services reorganizations (reference Page V-I). Objectives of the changes were cost reduction, consolidation of related functions, expedition of the development process, the creation of one-stop service and the shortening of the span of control.

Development Review - Progress Toward One-Step Processing

The following analysis focuses on aspects related to the processing of development projects, in an attempt to assess how far the City has progressed toward one-stop service. One-stop service essentially refers to a situation where related services are consolidated into one area in a physical sense. One-stop service implies efficiency and easy public access:

- . spatially arranged services within a single area by the order of applicants' needs;
- . a smooth, fast moving process for reviewing proposed projects;
- . a system devoid of purposeless requirements, overlaps and inconsistencies;
- . modified building and development requirements if found to be unnecessary or excessive;

- 1 . reduced project review time to protect the public interest; and
- 2
- 3 . a process which applicants can easily and quickly comprehend in each of its phases and
- 4 by its total nature. To this end, preapplication conferences are held and explanatory
- 5 materials on the application and review process are provided.
- 6

7 Although the efficiency of the development process has been greatly improved, work remains
8 to be done. The routing of tentative tract maps for various functional review processes has been
9 significantly expedited since all but one review agency, the Metropolitan Flood Control District,
10 are now located in one section of City Hall.

11
12 The development of a new City Hall, to be occupied in January, 1992, presents an ideal
13 opportunity to facilitate the next major step toward one-stop processing. Building design will
14 allow counter services (application intake, permit issuance, etc.), development services and other
15 related functions to operate efficiently. An adequate waiting area for the public has been added.
16 It will be large enough to incorporate table space which will be available to applicants wishing
17 to fill out various forms.

18
19 Since 1984, several fee schedule adjustments have been implemented to better cover City
20 development costs. Formulas and models have been developed to better determine fees and
21 assist project processing.

22
23 A reorganization related task that needs to be completed is an ordinance revision to remove
24 references to outdated departmental responsibilities and to replace them with references to the
25 new organization. In each area where authority has been re-aligned by Department
26 consolidations, that authority should be clearly stated. Processes for which final authority is not
27 clearly delineated should be evaluated and authority granted. Procedures for which authority
28 needs to be clarified include Director determinations for public rights-of-way, deviations from
29 street improvement requirements, availability of water and sewer and determination of
30 undeveloped areas. As a general guideline, the authority for conditions of development of real
31 property should be vested with the Development Director.

32 33 Planning And Policy Constraints

34
35 Policies related to the location of areas designated for housing development and the density of
36 that development are set through the City's planning process. The quantity of land designated
37 for residential uses within the Fresno Sphere of Influence is more than adequate to accommodate
38 the City's anticipated growth through 1996. Locational choice is broad, and a significant amount
39 of vacant land has been designated as medium density to accommodate 5 to 10 units per acre,
40

and as medium-high density, to accommodate 10 to 18 units per acre. Thus, land use policy is not seen as a constraint to the development of either affordable housing or to a range of housing types.

According to the Regional Housing Needs Plan, the City is expected to need 65,759 owner units, 70,539 renter units, and 8,545 vacant units by the year 1996 for a total of 144,843 units. The holding capacity of the City's Sphere of Influence is estimated at approximately 228,900 units. As of April 1, 1990 the City contained 129,404 housing units. Vacant land capacity would allow the addition of 99,535 units, an amount which exceeds the 15,443 additional units needed by 1996.

SPECIAL CONSTRAINTS

Housing Type Preference

The preferred housing type for a large majority of Fresno area residents is the owner-occupied, single-family, detached home. The 1990 Census indicates that 58.4 percent of all housing in the City of Fresno is single family. This strong demand for single-family housing has tended to keep housing costs somewhat higher than they would be if alternative housing types such as condominium units or unit planned developments were in greater demand.

Housing and Social Homogeneity

One of the major constraints to the location of single-family housing for entry level buyers, multiple-family housing, condominium units and planned unit developments within areas which are already partially developed with single-family detached homes, is that residents of the single-family homes frequently express strong opposition to the location of anything other than single-family homes of a comparable or higher economic value into their area. Frequently expressed concerns are that proposed multiple-family uses or lower-valued homes will decrease property values, and increase traffic, noise and crime. These concerns often have some validity but are just as often mixed with, or are reflections of, social and economic prejudice.

In either case, the expression of these concerns form a powerful argument at public hearings, often resulting in the denial of applications for needed housing.

Crime

Crime levels vary considerably throughout the City. In those areas where crime rates are highest, usually the older and poorer areas, financial institutions are reluctant to invest in the construction of new housing or rehabilitate or maintain older housing. Potential home buyers

and renters are also reluctant to locate in these areas if other alternatives are available. This factor deters upgrading of the housing stock in older areas and often results in under-utilization of vacant land.

Seasonal Occupancy Patterns

There are two distinct sources of seasonal housing occupancy patterns within the Fresno area. A total of approximately 34,000 full-time students attended Fresno City College and California State University, Fresno in 1990. An unknown, but substantial percentage of these students are residents of the Fresno area only during the school year. This uneven occupancy pattern puts pressure on the local rental housing market in the fall, and results in a higher vacancy rate during the summer. The second source of seasonal occupancy within the FCMA is migrant farmworkers who enter the area during harvest time and leave when the harvest is over.

Noise

Noise has become a major consideration in the Fresno metropolitan land use planning process. As the population of Fresno grows and densities increase, residents will find themselves living and working closer to one another. The City will increasingly be faced with pressure which allows development to locate in close proximity with incompatible uses.

Although important measures have been taken by federal and state agencies to reduce transportation noise at the source, overall levels are increasing due to increased levels of activity. Roadway, railroad and aircraft noise are serious problems in some areas of the community, and the potential for increased conflict is great as efforts are made to fully utilize available land. Extensive efforts are being made to address noise problems related to the Fresno Air Terminal.

The Sound Mitigation Acoustical Remedy Treatment Program (SMART) is an effort to improve the living environment of residents affected by aircraft noise from the Fresno Air Terminal. The program which is Federally funded, will provide noise relief in the highest noise impacted areas. The SMART Program is a voluntary program consisting of residential soundproofing, and limited purchase of houses. The program will be offered to 3,750 homeowners in the noise impact area. It is anticipated that 571 houses will be soundproofed, 40 houses will be purchased and permanently removed from the housing stock, and 81 houses will be purchased, soundproofed and resold. Property owners must agree to the establishment of an aviation easement in order to participate in the program. The total cost of the program is \$24 million and will be implemented over a sixteen (16) year period. The City of Fresno adopted the SMART Program following adoption of the 1984 General Plan update.

1 In an attempt to more precisely identify noise-related problems and to meet the requirements of
2 State law, a Noise Element was incorporated into the 1984 General Plan update process. The
3 Element draws heavily on a 1981 study prepared for the City by Brown-Buntin Associates.
4

5 It is the objective of the Noise Element to mitigate noise conflicts where they presently exist and
6 to minimize future noise conflicts through the adoption of policies and implementation measures
7 designed to achieve land use compatibility for proposed development. Some of the noise policies
8 and related strategies that have proven effective in protecting residential development have been
9 incorporated into this Housing Element.
10
11



CHAPTER V

Local Housing Programs



CHAPTER V LOCAL HOUSING PROGRAMS

This chapter surveys local programs that are working toward the preservation and affordability of housing in the FCMA and the primary local agencies administering these programs. This topic will be addressed first by summarizing local housing programs under the headings of the primary agencies that administer them. These agencies include the City of Fresno, the County, the City and County Housing Authorities and the Federal Department of Housing and Urban Development. Following will be a listing of the programs, indicating the number of units these agencies assist.

The subject of local housing programs is a complicated one. There are many more programs than are feasible to present in this chapter. For more detailed information, consult the 1989-91 Community Development Block Grant Housing Assistance Plan, the 1991-96 Comprehensive Housing Affordability Strategy (CHAS) or contact the primary agencies. Another difficulty in compiling and presenting data by agency or programs is that more than one program may be involved in a project. Additionally, more than one agency may work to administer, finance and to determine eligibility for a program. The program summary is presented in a manner intended to reduce confusion by simplifying the complex interrelationships between programs.

Facts presented in the following section have been made available by the agencies administering the various programs. Consequently, the data is not uniformly consistent. Currently there is no centralized data collection with respect to housing information. Therefore, this chapter is not intended to be a complete and comprehensive listing of programs. Rather, it is a survey and synopsis prepared to initiate an understanding of existing programs and to direct those desiring more detailed information to the proper agency.

CITY OF FRESNO

DEPARTMENT OF DEVELOPMENT

During the 1980's and early 1990's, the City carried out a series of Development Services reorganizations. Initially, two separate Departments, the Community Development Department and the Planning and Inspection Department were consolidated into a single Department under one Director who oversaw four separate Divisions. The Divisions included Development Services, Inspection, Planning and Housing. Certain development-related elements of the Fire Department and Public Works engineering were also consolidated into the reorganized

Department and Public Works engineering were also consolidated into the reorganized Department. The Director was assisted by an Administrative section which included staff who carried out special projects and real estate-related tasks. The reorganized Department administered all Redevelopment and Block Grant activities.

In 1989, Housing and Community Development functions were placed in a separate department. In 1991, the Fresno City Council relocated the Housing and Community Development Division of the Development Department to the Department of Economic Resources. Both the Development Department and the Department of Economic Resources have not only been reorganized in terms of personnel, but also reorganized spatially. With the exception of the Neighborhood Preservation Division, the entire newly reorganized Development Department will be located on a single floor of the recently constructed City Hall. The reorganization has been designed to be economically efficient, create one-stop service to the public and to expedite the development process.

Development Department - Neighborhood Preservation Division,
Housing Standards Section

In 1991, a new Neighborhood Preservation Division was established within the Development Department. The Division includes the Zoning Code Enforcement Section, the Public Nuisance Abatement Section and the Housing Standards Section. The Division also administers the Historic Preservation Program and the Exterior Building and Dangerous Building Ordinances. Although the Development Department's Housing Standards Section is not a primary agency administering housing programs in the FCMA, it works closely with other agencies to provide essential services for the improvement of housing. The section became operational in 1966, when code enforcement was removed from the Fire Department. Since that time, it has undergone several reorganizations and name changes. The Housing Standards Section is responsible for enforcing the Housing Code and other pertinent ordinances relating to life, health, safety and welfare in all existing residential buildings. The Section investigates substandard conditions in existing housing. These services are provided on a request for service basis or by referral from other City Departments or County agencies.

The Housing Standards Section offers a range of services. It conducts annual inspections of facilities such as rooming houses, hotels and motels, to ensure that they meet health and safety requirements for the protection of occupants and the general public.

The Housing Standards Section, on an annual basis, processes approximately 1,200 requests for service relating to various housing issues.

Other City Programs

The City Council has approved several programs and discussed several issues that affect housing in the City. They are as follows:

Non Profit Housing Development Corporation/NOAH: At the time the 1985 Housing Element was prepared, the URSA Study was used to identify funding strategies. The study suggested that the City assist in the formation of a non-profit housing corporation. In 1990, the Non-Profit Housing Corporation (NOAH) was formed. NOAH is and will continue working to provide for development improvements in older neighborhoods in order to construct new housing on infill lots where private development does not occur for a variety of reasons including lack of easily available financing.

Mobile Home Subdivision Provisions: In order to facilitate the development of affordable housing, a mobile home subdivision ordinance was adopted in June, 1981, and provisions to allow for the permanent placement of mobile homes on single-family lots were adopted in August of that year.

Accessory Housing Provision: At the time of the 1981 Housing Element hearing, the Fresno and Madera Area Agency on Aging and the Older American's Organization lobbied for "granny housing", which is a type of accessory living quarters for the elderly. An ordinance conditionally allowing attached secondary units of 640 square feet or less on single-family lots was adopted by the City Council on June 14, 1983.

Facilitation of Housing Opportunities: As follow-up to the Housing Element hearings and at the urging of the District Office of the State Department of Fair Employment and Housing, the Community Housing Leadership Board (CHLB) was reorganized and expanded in late 1982. The City of Fresno has been a member of the CHLB since 1982. In recent years, the City has allocated Block Grant funds for use by the Board. Twenty-five thousand dollars was allocated during the 1990-91 fiscal year. The Board works to assure that the Building Industry properly carries out its affirmative marketing responsibilities and that the general public is made aware of their housing rights and opportunities. In addition to the City allocated funds, a \$25,000 HUD Grant for the 1990-91 fiscal year was obtained to carry out the Board's mandate. The CHLB is a private non-profit organization directly involved in fair housing for Fresno and Madera Counties. The CHLB has developed a program plan to promote fair housing by producing informational materials and conducting educational programs.

Density Increase Provision: The 1984 General Plan incorporates increased densities throughout the community where they are not limited by infrastructure and environmental

constraints. Staff has also developed zoning criteria for non-clustered R-1 planned developments, which will allow the placement of single-family housing on 4,300 square foot lots.

Other Issues Addressed: Since the time that the 1981 Housing Element was adopted, the City staff and the Council have considered several other issues, including the pros and cons of inclusionary zoning, evaluation of the City's role in meeting migrant housing needs, delineation of City procedures for the application of the density bonus law and re-evaluation and delineation of City displacement and relocation policies.

Mobilehome Rent Control Ordinance:

The City adopted a Mobilehome Rent Control Ordinance in 1987. The Ordinance requires review of applications submitted by owners of mobilehome parks to increase monthly space rent, and hearings are held to formally review applications. It should be noted that since the Ordinance was adopted, no new mobilehome parks have been developed in the City of Fresno. The City should monitor the development of mobilehome parks over the next five years and identify the potential effect of rent control on the development of mobilehome parks.

Historic Preservation

An Historic Preservation Element to the General Plan was adopted in March, 1977, and the adoption of an Historic Structures Ordinance followed in 1979. The Ordinance serves as the prime implementation device for preservation policy. It also established an Historic Preservation Commission.

The City of Fresno continues to implement the goals and policies adopted to protect, enhance and perpetuate the use of historically significant sites and to administer the Historic Structures Ordinance. The Development Department, Neighborhood Preservation Division, works with the Preservation Commission to educate the public as to the multiplier effect of a more intensive and focused historic preservation strategy.

Since 1989, the City Council has strengthened its Historic Preservation Ordinance by adding provisions that would allow application for Certified Local Government status, and in March, 1990, they reinstated a separate Historic Preservation Commission. The City's goal is to preserve, enhance, and stabilize neighborhoods through the restoration of historic sites. The Commission continues to work with the Historical Society and Caltrans to preserve historically significant neighborhoods and homes along the proposed Freeway 180 corridor. A majority of the historical preservation activities have been focussed in the Community Hospital and Tower

District Areas. A specific plan, which is conservation oriented, and which advocates the retention of older housing, has been developed for the Tower Area, and a new design review process has been put into place.

City Energy Policy

The City has established a definitive energy policy. Background information was developed via a grant-funded study completed in September of 1980. The Study identified an overall energy strategy which is summarized as follows:

- . in the short-term, increase energy efficiency by enhancing the efficiency of the City infrastructure systems through better subdivision, street and building design, by appropriate shading, landscaping, etc.;
- . in the long-term, investigate and proceed to develop alternative sources of energy supply. Some of the potential sources and methods include passive and active solar systems, bioconversion, biomass, municipal solid waste recycling and conversion and cogeneration; and
- . provide leadership in the reduction of energy use by implementing conservation measures in the City's own operations, and publicize the results and benefits of the programs to the community. Decisions to reduce energy consumption have been, for the most part, left to private choice.

Reduction of City infrastructure costs provides some indirect benefits to homeowners. The lights owned and maintained by P.G.&E. have been converted to high pressure sodium lights. The City completed its street light conversion project in fiscal year 1983-84. Since its completion, energy use for street lighting is estimated to have decreased from 22 million KWH to approximately 9 million KWH.

Water from the sub-surface reservoir is obtained through deep well pumps owned and operated by the City, County or private water districts. The energy used by these pumps is determined by three factors: the volume pumped, the depth of the water and the efficiency of the pumps. The volume of water pumped is determined by demand and the level of pressure at which the water is pumped. This is set by flow requirements for fire protection. The 1986-91 drought years and conservation efforts by the Fresno City Water Division have been successful in reducing demand and consumption. Designated watering days and times imposed as an emergency measure by the Fresno City Council during the drought years have also contributed to reductions in water demand and consumption.

In order to reduce energy consumption, it has been suggested that the City expand recharge facilities and replace pumps when their efficiency declines to unacceptable standards, typically interpreted at about 65 percent or less.

Conservation in New Development

The 1980 Energy Study suggested that the principal objective of energy conservation efforts directed toward new development should be the maximum feasible use of passive or natural cooling and lighting and that this might be achieved by encouraging the incorporation of solar access. Examples of passive cooling opportunities were listed and included in the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure. It was suggested that legislative changes related to structural and performance standards, as well as considerations of structural orientation, street orientation, street design, landscaping, shading and other strategies might be required.

The 1980 Energy Study further indicated that to enhance energy conservation, buildings should be oriented to maximize southerly exposure of roofs and walls. The best building orientation is with its axis in an east-west direction. It was suggested that narrower street widths would reduce energy investment in construction and maintenance of roadways, in addition to reducing the adverse effects of large street widths on ambient air temperatures.

Retrofit

The Study suggested that there are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of "retrofit." Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low flow shower heads; and window treatment to provide shade and furnace efficiency modifications.

The City Council adopted an Energy Conservation Retrofit Ordinance that went into effect July 1, 1981. A one year review period was allowed to determine the effectiveness of voluntary compliance. However, this ordinance was later repealed in 1983 as a result of implementation problems involving fees, enforcement and inspections. Nevertheless, retrofit activities continue. These are some of the incentives designed to promote the upgrading of existing buildings:

- information on the savings potential, heavy advertising by the local insulation contractors and by P.G.&E., along with free building audits by the utility;

- . no interest loans for residential insulation retrofit by P.G.&E. is up to \$1,000. The payback period is determined on a case-by-case basis;
- . loans and grants to low and moderate income families for weatherization; and
- . tax credit: Federal and State income tax credits are available for energy conservation activities (i.e., insulation, weatherstripping, etc.).

Both the State and the Public Utilities Commission have active programs aimed at reducing energy consumption for water heating. State residential standards under Title 24 require solar domestic hot water systems in new or remodeled residential construction if natural gas is not being used, unless solar is more expensive than the proposed alternative. Modification of these standards is now in progress and the position will probably be made stronger relative to the role of solar power. The regulations also set minimum standards for the efficiency of commercial and industrial service hot water heaters.

The City has completed an Energy Element which was adopted as a part of the General Plan in early 1984. The objectives and policies developed in that Element encompass conservation in City operations, conservation in new development, land use/transportation, and retrofit.

Since 1984, the City of Fresno has enforced a number of State mandatory (Title 24) laws related to energy conservation. These laws are primarily related to increased insulation and door and window standards.

City Clean Air Policies

Environmental impact mitigation measures are leading to changes in construction standards. In 1990, the Fresno City Council enacted city ordinances eliminating woodburning fireplaces in multiple family units, limiting the number of woodburning fireplaces in homes and implementing a woodburning-related public education program.

Because woodstove and fireplace use adds to air pollution, which is compounded during the winter months by heavy air inversions that trap pollutants in the Valley, the San Joaquin Valley Unified Air Pollution Control District is providing the public with information on woodstove and fireplace "burn" and "no-burn" days.

CITY OF FRESNO

DEPARTMENT OF ECONOMIC RESOURCES

The expanded Department of Economic Resources provides many housing-related services. It functions as a community redevelopment agency and acts as the administering agency for the City of Fresno Community Development Block Grant Program. The Department is served by the Community Development Commission which evaluates various types of redevelopment and housing programs and issues in order to make recommendations to the City Council. The Department's redevelopment goals are to eliminate blighted areas and to expand the supply of low and moderate income housing.

Redevelopment and Block Grant Administration

The Community Development Block Grant is administered by the City Department of Economic Resources. The Block Grant, also termed HUD Title I, consolidates several federal categorical programs for community development into one block program. These include programs related to open space, water and sewer, urban renewal, neighborhood development and model cities. The Act's provisions emphasize giving local governments decision-making power, subject to certain Federal standards for determining fund expenditure. Projects must be carried out in a manner to principally benefit households with incomes below 80 percent of the Fresno area median family income. To address the needs of these households, Federal guidelines now require a five-year Block Grant Program, including the Comprehensive Housing Affordability Strategy (CHAS). The CHAS indicates the number of units to be directly assisted with Block Grant funds. In addition, it indicates the number of units to be assisted through other State and Federal housing programs which are available to local residents. The CHAS replaces the 1989-91 Block Grant Housing Assistance Plan (HAP). Recent City achievements may be measured against the goals of the recently expired HAP.

According to the original 1989-91 HAP Goals, 9,235 units were to receive assistance. The total is further broken down into 580 rehabilitated residential units, 400 units of new housing construction, 7,545 units which were to receive more minor home improvements, principally weatherization, and 710 households over and above those earlier funded which were to receive rent subsidies. It was estimated that 7,388 or 80 percent of the units which were to be assisted were to be occupied by lower income households.

Revised annual HAP goals for the three year funding period indicate that 16,711 units were to receive assistance including 829 rehabilitated residential units, 355 units through new construction, 14,545 units which were to receive minor home improvements, principally weatherization, and 982 which were to receive rental subsidies.

Actual HAP performance data for the three year funding period indicated that 22,854 units received some kind of assistance including: 471 units which received rehabilitation assistance or 358 units less than the revised annual three year goal; 16 (sixteen) units which were constructed or 453 units less than the revised goal (construction had not commenced); 21,575 units received minor home improvements or 7,030 more than the revised goals; and 792 received rental subsidies, 76 less than the revised goals.

Most of the rehabilitation assistance was to be provided in targeted areas south of McKinley and west of Chestnut where, according to 1980 U.S. Census, 68 percent of the FCMA lower income families are located. 1990 U.S. Census data is not available. In addition, according to the May, 1991 City Housing Quality Survey, 75 percent of the City's substandard housing can be found in that area. The Pinedale area north of Herndon Avenue and west of Blackstone was to receive assistance, as was the El Dorado Park area which is north of Shaw and west of Maple near California State University, Fresno.

Federal funding for the Community Block Grant Program to the City of Fresno has been declining since the first allocation of \$10,030,000 for the fiscal year 1975-76, to the \$5,894,500 allocation for fiscal year 1990-91. For the program years 1988-89 and 1989-90 of the 1989-91 three-year funding period, 40.1 percent of the Block Grant funds were earmarked for housing-related activities, principally residential rehabilitation, while 31.5 and 37.7 percent were earmarked for capital improvements associated with neighborhood revitalization in the Housing Assistance Plan target areas, respectively. The total amount allocated for housing during the funding year 1990-91, is \$2,950,500 or 49.9 percent of the entire Block Grant allocation for that time period.

The City of Fresno has developed a Comprehensive Housing Affordability Strategy (CHAS) for years 1991-1996 in accordance with the Interim Rule published by the U.S. Department of Housing and Urban Development (HUD). The CHAS replaces the Housing Assistance Plan (HAP) and the Comprehensive Homeless Assistance Plan as the planning document used by HUD grantees for allocation of Federal housing assistance funds.

As prescribed by the HUD Interim Rule for preparation of the CHAS, the 1991-96 CHAS strategy is intended only as an interim plan to be superseded by a revised CHAS in Fiscal Year 1993. The CHAS was developed using only readily available and reliable data. The principal sources of this information were the 1989-91 HAP, the 1989-91 CHAP, the 1985 Housing Element and the 1980 and 1990 Census.

The 1991-96 CHAS reflects an objective to increase the number of improved affordable housing units, homeless shelter and services and rent assistance, with the limited available resources.

In summary, the 1991-96 CHAS projects rehabilitation of 200 rental units for lower income households, rehabilitation for 200 lower-to-very low income owner-occupied households and construction of 50 four- to six-bedroom homes for large families with low incomes. The 1991-96 CHAS also targets financial and technical support to local shelter service agencies to increase emergency shelters by 50 additional beds and 50 transitional housing units.

COUNTY OF FRESNO

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT SERVICES-

COMMUNITY DEVELOPMENT AND PLANNING DIVISION

Many of the same Federal and State funded housing assistance programs which serve Fresno City residents also serve people who live in the balance of the FCMA. The principal program administered by the County Department of Public Works and Development Services, Community Development and Planning Division, is the HUD funded Block Grant Program. The County program serves the City of Clovis as well as the unincorporated portions of the Fresno-Clovis Metropolitan Area. (Although the City of Clovis has reached a population size that will allow them to qualify for a separate Block Grant, they will continue to participate in the countywide program for the current funding period.) Because numerous unincorporated areas will eventually be annexed into the City of Fresno, discussion of programs administered by the County's Public Works and Community Development Department is especially pertinent to this summarization of housing programs affecting the local market area.

The County Community Development Block Grant program operates under the same guidelines as does the City's. As with the City's program, this discussion will focus on the County's needs for assistance; the targeted goals set in the County Housing Assistance Plan for new housing construction, existing housing rehabilitation, rehabilitation of units administered by the Housing Authority, and finally, the current funding and budget.

Calculations have been made for the housing needs for the entire County, excluding the City of Fresno. Accordingly, in 1990 there were 96,559 total households. Of these, 32,305 or 33.5 percent, are classified as being lower income, and 15,756 households or 16.3 percent of the total, qualified as needing housing assistance, based upon percentages identified in the 1990 Regional Housing Needs Plan.

County Block Grant Housing Assistance Plan

Similar to the City of Fresno's Housing Assistance Plan, the County also prepared a three-year plan indicating the number of housing units to be directly assisted with Block Grant funds and

1 funds from other State, Federal and local housing programs. Under the goals of the three-year
2 plan, 3,427 units were to receive assistance. This assistance is broken down into the same
3 categories specified in the City's Housing Assistance Plan. These categories were new housing
4 construction, rehabilitated residential units, conversion of standard units, home improvements
5 and rent subsidies for lower income households.
6

7 Assistance directly from block grant funds was allocated through the County Housing Assistance
8 Rehabilitation Program (HARP). Interest-free loans up to \$40,000 were issued to occupying
9 homeowners for code required repairs. After the mandatory items were corrected, and if
0 sufficient funds were available within the maximum loan limit, other improvements may have
1 been included in the rehabilitation project. Since 1985, 239 units have been rehabilitated
2 through HARP, or an average of 48 units per year. The 1989-91 Fresno County HAP indicated
3 that HARP would attempt to complete 300 units, or 100 units on an annual basis.
4

5 The County Housing Assistance Plan's new construction goal was 840 units, with 183 of these
6 units targeted for lower income households.
7

8 Rental Assistance programs included HUD 202/8 direct loans for the elderly and handicapped,
9 FmHA 514/516 and 515 new rental units for rural areas and small towns, HUD Section 8
0 Existing Voucher Program and the HUD Rental Rehabilitation Program. Owner assistance
1 programs included the FmHA 502 and 504 Subsidy and Rehabilitation Programs, the Fresno
2 County Department of Social Services Circumstances Program and the Housing Assistance
3 Rehabilitation Program (HARP).
4

5 The County's Bond Programs had the potential for producing 1,265 single and multiple family
6 units. Proceeds from the bond sales reduced the interest rate on mortgages for homes and rental
7 projects. Bonds were sold for the entire County, including the City of Fresno. It was
8 anticipated that it would take several years to fully utilize the revenues generated. The current
9 bond issues were projected to provide subsidies for 1,265 units, including the 840 units of new
0 construction listed in the Assistance Plan. Of these, 1,265 units, 444 were to be single-family
1 units and 821 were to be multiple family units. The City of Fresno itself was expected to
2 accommodate 306 of these units. Of the County total, 1,265 units or twenty (20) percent, were
3 targeted for lower income households.
4

5 In contrast to the City of Fresno's Block Grant funding, which has been decreasing since the
6 initial allocation in 1975, the amount allocated to Fresno County increased yearly through 1981
7 when the allocation was approximately \$6,461,000. Then the 1982 allocation decreased slightly
8 to \$5,405,000, and the 1983 allocation reduced further to \$4,769,000. But in addition to the
9 Block Grant, the County received \$1,832,000 from the Jobs Bill Program. The recently expired
0 1990-91 County of Fresno's annual Block Grant budget was \$8,822,327, including \$4,839,327
1 of carry over funds and program income. The funds allocated for housing were 31.5 percent
2 of the total, 39.8 percent was allocated for capital improvements, 11.7 percent for economic
3 development and 17.2 percent was allocated for administration and contingencies.
4

Revised annual goals indicated that 4 rental units for the elderly, 215 Section 8 units and 412 existing Section 8 units receiving vouchers were to be assisted and 879 rental units were to be subsidized through FmHA.

Revised owner assistance goals included 300 units through the FmHA Interest Subsidy Homeownership Program, 14 units under the FmHA Rehabilitation Program, 1,363 through the Fresno County Department of Social Services - Special Circumstances Program and 182 to be rehabilitated under the HARP Program.

Actual rental assistance performance for the three year period indicates that no units for the elderly renters were provided, 263 Section 8 units and 363 existing Section 8 units receiving vouchers were assisted, missing the goal by one (1) unit, and 797 units were subsidized through FmHA, 82 units less than the County's revised annual goal. Actual performance for all rental assistance programs was 1,423 units, 87 units less than the revised annual goal of 1,510 units.

Owner assistance performance for the three year period indicates that 238 units through the FmHA Interest Subsidy Homeownership Program were assisted, 62 less than the revised goals, five (5) units under the FmHA Rehabilitation Program were assisted, nine (9) less than the three year revised goals, 1,337 units were assisted through the Department of Social Services - Special Circumstances Program, twenty-six (26) less than the revised annual goals, and 113 units were assisted through the HARP Program, 69 less than the goals. Actual performance for all owner assistance programs was 1,693 units, 166 less than the revised annual goal of 1,849 owner assisted units.

A number of federal, state and local programs are available to address some of the housing affordability needs of Fresno County. These programs are identified in the Draft 1991-96 CHAS. It should be noted that most of the cities are preparing their Housing Elements and, to the extent possible, the County obtained their projections or priorities for affordable housing. Future revisions to the CHAS will incorporate additional information as it becomes available. The County priority is to provide increased housing opportunities for low-income home buyers.

A five-year goal is to construct 650 new houses for low- and moderate-income homebuyers. The County intends to apply the following programs to meet that goal:

- . Farmers Home Administration (FmHA) 502 Interest Subsidy Program - 100 units;
- . Community Redevelopment Agency funds - 500 units; and the
- . State Farmworker Housing Grant Program - 50 units.

A second priority is to provide increased housing opportunities for renters. Specific programs include:

- . Farmers Home Administration (FmHA) 515 Loan Program - 350 units;
- . Farmers Home Administration (FmHA) 514/516 Program - 350 units;
- . Conventional Public Housing - 75 units;
- . Community Redevelopment Agency funds - 200 units; and
- . Low Income Housing Tax Credit (LIHTC) Program - number of units not yet determined.

The third priority is to provide increased housing opportunities for the elderly. The program specified overlaps with the second category, opportunities for renters. The funding source is as follows:

- . Farmers Home Administration (FmHA) 515 Loan Program.

Another priority is to rehabilitate the existing housing stock to provide for safe, sanitary and decent housing for those of low and moderate income. Specific programs include:

- . Housing Assistance Rehabilitation Program (HARP) - 200 units;
- . HOME program - undetermined;
- . State Farmworker Housing Grant Program - 10-15 units;
- . Public Housing CIAP/Public Housing Comprehensive Grant Programs - 110 units;
- . Housing Preservation Grant Program - undetermined;
- . Rental Rehabilitation Program (RRP) - 50 units;
- . State Proposition 77 Rental Bond Funds - undetermined;
- . Farmers Home Administration 504 Program - undetermined;

1 . Community Redevelopment Agency Programs - undetermined; and

2
3 . Emergency Housing Grants - 210 units.

4
5 The fifth priority is to provide increased housing opportunities for low-income homebuyers.
6 Specific programs include:

7
8 . HOPE Program for Homeownership - Title IV Subtitle C - undetermined;

9
10 . California Housing Finance Agency (CHFA) - undetermined;

11
12 . HOPE Program for Multifamily Homeownership - undetermined; and

13
14 . Other Homeownership - undetermined.

15
16 The sixth priority is to provide increased rental assistance to very low-income households.
17 Specific programs include:

18
19 . Section 8 Rental Vouchers Program - undetermined.

20
21 The seventh priority is to provide housing assistance to persons with special needs. Specific
22 programs include:

23
24 . Transitional Housing Program - undetermined;

25
26 . Shelter Plus Care - undetermined;

27
28 . Emergency Shelter Grants (ESG) Program - 20 beds; and

29
30 . Supportive Housing for Persons with Disabilities (Section 811) - undetermined.

31
32 A final priority is to update community plans periodically to respond to emerging trends and to
33 reflect community housing needs.

34
35 The County updates each of its community plans on a periodic, as needed basis, which is
36 approximately every five years. The cities have similar programs.

THE HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

The Fresno City and County Housing Authorities share a single staff while operating under two separate commissions. The responsibility of the two commissions is divided between City-directed and County-directed programs. The Housing Authority is a non-profit corporate body that is legally distinct from the cities and county in which it operates. This body is an administrative arm of the state; it pursues state concerns and effects legislative objectives.

In the past, the Housing Authority's role was perceived to be limited to administering conventional public housing projects, but this role has broadened. Today the Housing Authority may be involved with any housing-related work financially assisted by the Federal or State government. As such, the Housing Authority strives toward enabling persons or families lacking adequate income to live without overcrowding in decent, safe and sanitary dwellings. Housing Authorities are authorized to:

- . prepare, carry out, acquire, lease and operate housing projects, to provide for the construction, reconstruction, improvements, alteration, or repair of any housing project;
- . provide construction and rehabilitation financing for those qualified; and
- . provide counseling, referral and advisory services for the purchase, rental, occupancy, maintenance and repair of housing to those with low incomes. The principal programs administered by the Housing Authority are the traditional public housing and the Section 8 Housing Assistance programs.

Traditional Public Housing

The Federal Housing Act of 1937 initiated traditional public housing programs for the purpose of aiding public agencies in providing low-income families with decent, safe and sanitary housing at affordable rents.

The local Housing Authority operates 1,062 public housing units in the FCMA. This is down from 1,127 units in January, 1984. These units are available to persons of low income at a cost of not more than twenty-five percent (25%) of family income. Construction is funded by 40-year tax-exempt bonds. The Federal government pays the interest and principal, and after the bonds are paid off, the local Housing Authority owns the project. HUD furnishes technical and professional assistance in planning, developing and managing the projects, and also gives two types of financial assistance. They are: preliminary loans for planning and an annual contribution to pay off the bonds and notes. This is done to assure low rents and maintain

Section 2. Housing Assistance Payments

Housing Assistance Payments in the form of rent subsidies are one of three approaches to the housing problem under HUD Section 8. Section 8 also provides for new construction of rental units and assistance for moderate rehabilitation. Through the Section 8 Housing Assistance Payment Program, 3,287 FCMA households, including those located in Clovis and the unincorporated area, received assistance as of September 30, 1991. This is up from 2,420 households in November, 1983.

Essentially, with HUD funds, the Housing Authority pays the difference between the fair market rent of a suitable unit and the portion of the rent an eligible low income family is able to pay. Further explanation of fair market rent, suitability and eligibility is provided as follows:

FAIR MARKET RENT: HUD determines the fair market rent after regular studies of rates in the local area.

NOVEMBER 1991 FAIR MARKET RENT FOR THE FRESNO SMSA

0 Bedroom (Studio) Unit	\$383
1 Bedroom Unit	\$466
2 Bedroom Unit	\$549
3 Bedroom Unit	\$685
4 Bedroom Unit	\$769

SUITABILITY: Suitability is based on whether the units are in conformance with the local building codes, whether the units fall within the Public Housing Authority's jurisdiction, and whether the cost is within the limits of fair market values.

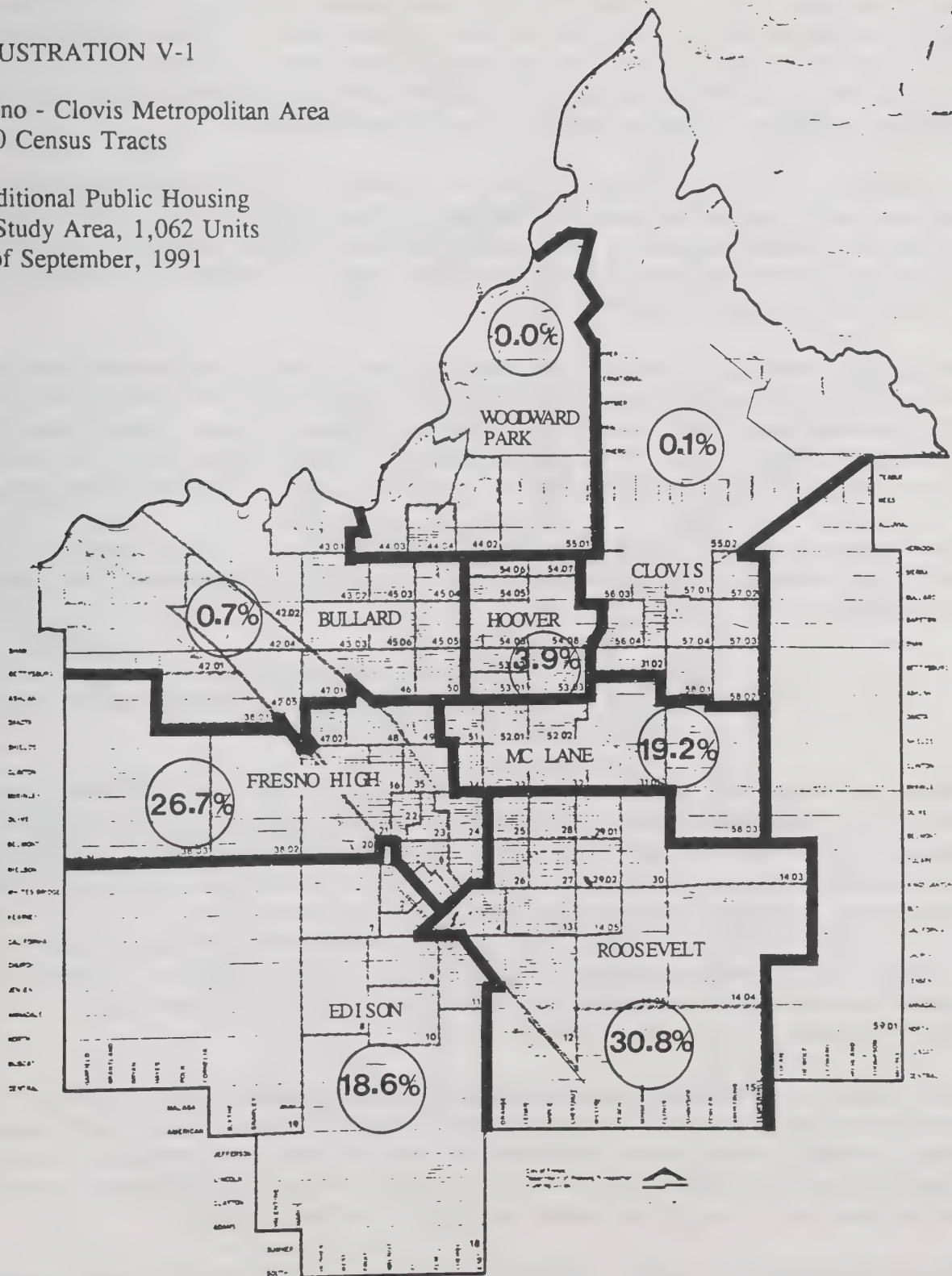
ELIGIBILITY: The Housing Authority determines eligibility of the applicant and issues certificates of family participation, based on income and family size. The family's adjusted income must not exceed 80 percent of the median income for the area, with additional adjustments given for both larger and smaller families. The portion of rent the family is obligated to pay ranges between twenty and twenty-five percent (20-25%) of its adjusted income.

OTHER CRITERIA: Fair market rent for the Fresno SMSA identified above includes the cost of utilities. Rent paid to owners may be reduced considering utility costs, the location of the residences and the condition of a unit.

ILLUSTRATION V-1

Fresno - Clovis Metropolitan Area
 1990 Census Tracts

Traditional Public Housing
 by Study Area, 1,062 Units
 as of September, 1991



As of September, 1991, 3,287 Section 8 units were located in the FCMA which includes the City of Fresno, the City of Clovis and the unincorporated area. Two thousand-three hundred (2,300) households were on the existing waiting list for Section 8 assistance and more were interested but will not be able to apply for eligibility until the list is reopened by the Housing Authority. Of those, 2,000 were waiting for two (2) bedroom units.

Illustrations V-1 and V-2 on pages V-17 and V-19 indicate the distribution by study area, of traditional public housing units and units receiving Section 8 rental subsidies. The study areas are similar to those used in the 1985 Housing Element and are somewhat comparable to Community Plan areas that were in effect at that time, except that boundaries have been adjusted to incorporate complete census tracts.

The highest percentage of Section 8 subsidized units can be found in the Roosevelt Study area, followed by the Fresno High and Edison Study areas. Very little Section 8 housing is found in the Woodward Park, Hoover, Bullard and Clovis Study areas. However, slight increases have occurred since 1983. By far, the largest percentage of traditional public housing can be found in the Roosevelt Study area, followed by the Fresno High area, Edison and McLane areas.

Both illustrations indicate that the majority of subsidized units are located south of Ashlan Avenue and dramatize the need for a more even distribution of such housing throughout the metropolitan area.

PRIVATELY OWNED AND MANAGED
HOUSING UNITS FINANCED THROUGH OTHER LOCAL,
STATE AND FEDERAL PROGRAMS

Tables V-1 through V-7 present information from the 1991 Fresno Statistical Abstract related to the 13,040 housing units within the City which were generated through Federal, State or local housing programs not listed under the Housing Authority administered Section 8 Rent Subsidy or Conventional Housing Programs. Of these, 12,936 are completed and 104 are under construction. Federally funded programs include the Block Grant, EDA Title 9, HUD Sections 202, 207, 220(b), 221(d)3, 221(d)4, 234 and 236 programs and Low Income Housing Tax Credits, often combined with privately managed Section 8 Rent Subsidies. Illustration V-3 depicts the distribution of privately owned or managed multiple family housing units within the same Study areas used for Illustrations V-1 and V-2.

State programs include those financed by California Housing Finance Agency Bonds and by the State Housing and Community Development and Aftercare Programs. Other housing units are being generated through locally authorized Tax Exempt Bonds in redevelopment areas and through the use of Multi-family Revenue Bonds. Some programs are administered by the City and/or County and others by the local or San Francisco offices of HUD.

All of the units listed on Tables V-I through V-7 are located within the City limits. However, according to the 1991 Statistical Abstract, a few units indicated under various CHFA programs may have been developed on unincorporated properties within, or near the City's boundaries.

ILLUSTRATION V-2

Fresno - Clovis Metropolitan Area
1990 Census Tracts

Section 8 Rental Subsidies by Study Area, 3,287 Section 8 Units as of September 30, 1991

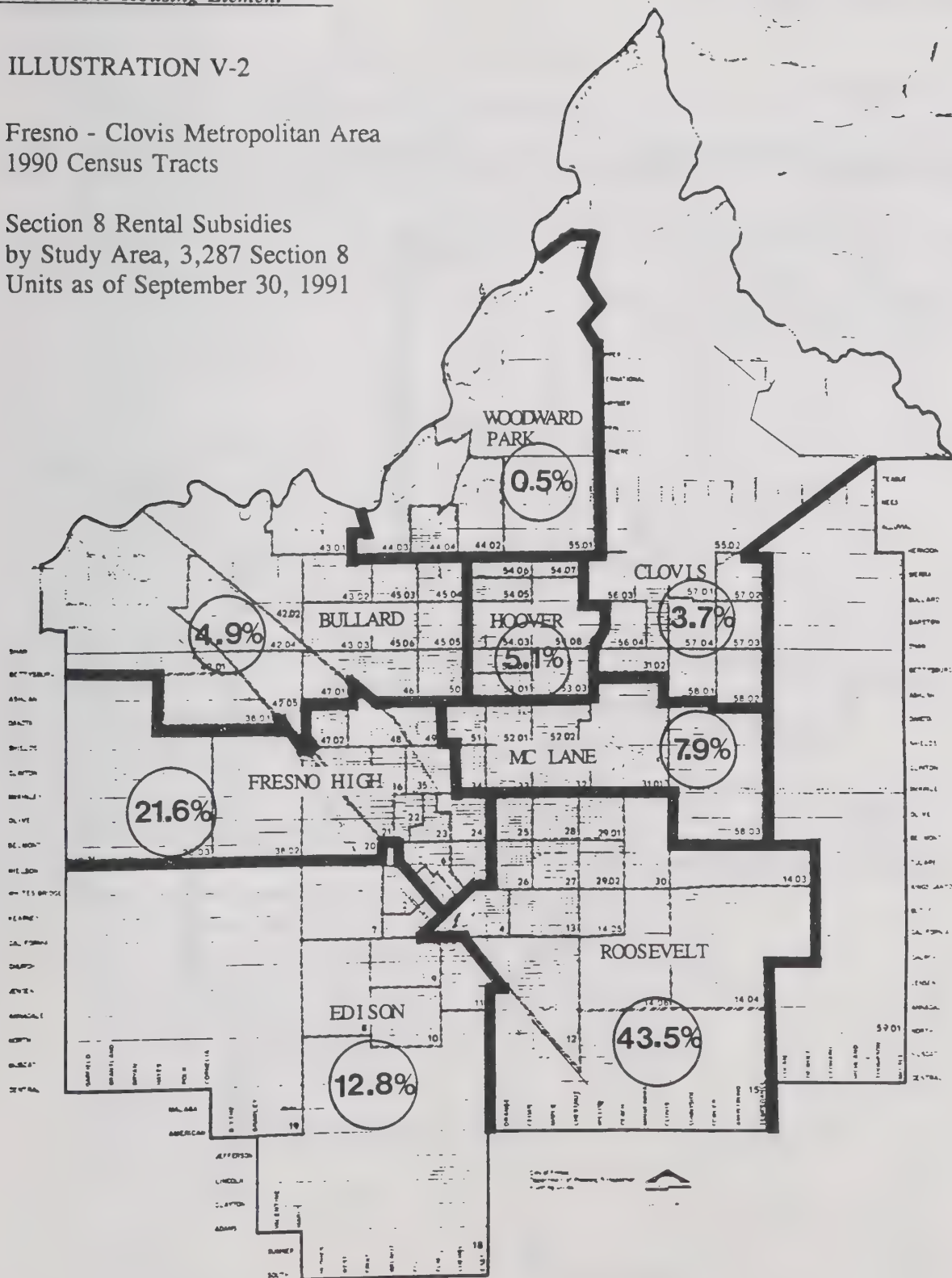


ILLUSTRATION V-3

Fresno - Clovis Metropolitan Area
 1990 Census Tracts

Privately Managed Subsidized
 Multiple Family Housing in the
 City, 7,284 Units as of January, 1991.
 Percentage of Total by Study Area.

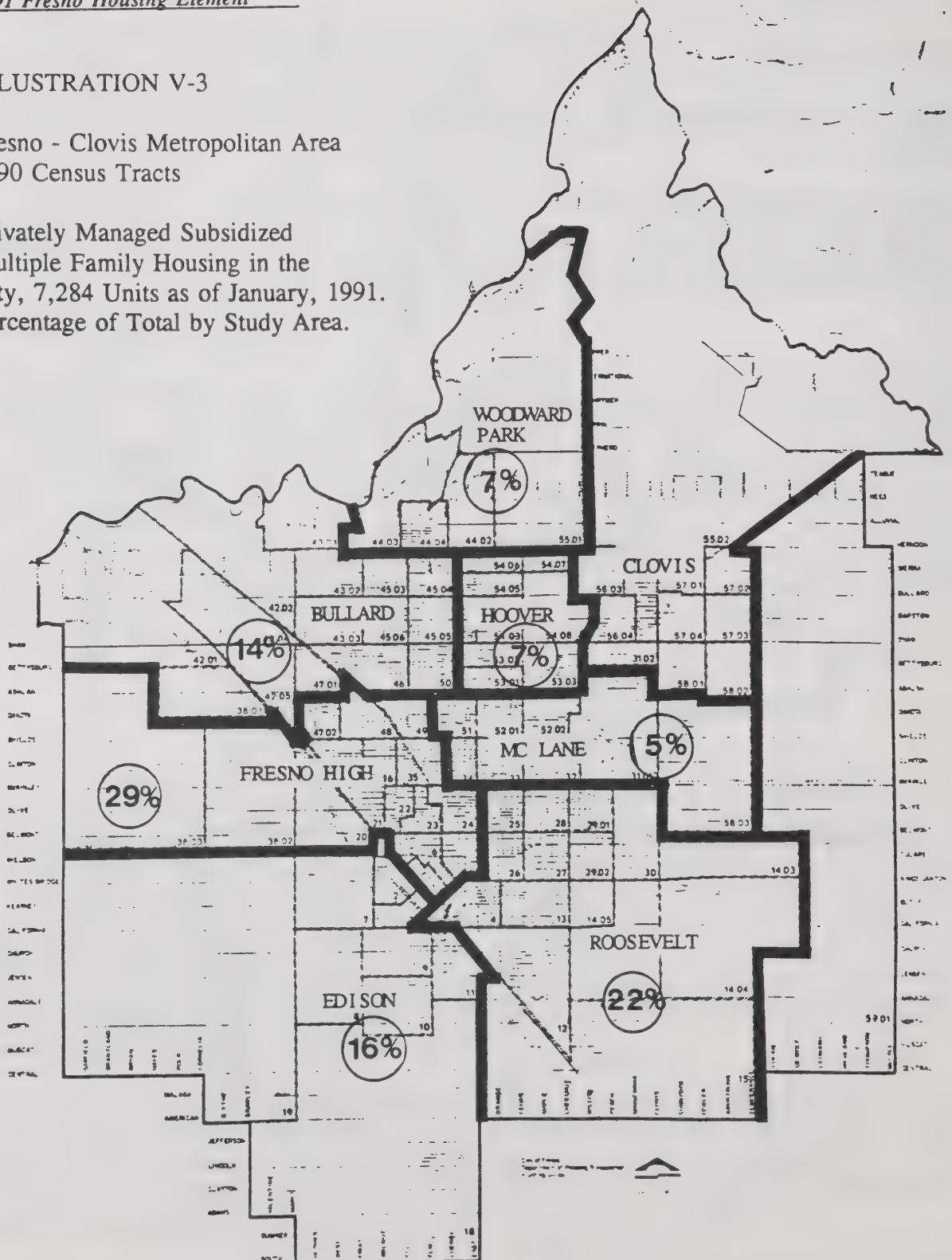


TABLE V-1

PRIVATELY OWNED OR MANAGED SUBSIDIZED MULTIPLE FAMILY HOUSING UNITS		
A. Existing Units		
PROGRAM	NUMBER OF UNITS	CENSUS TRACT
Section 202/8-Direct Loans for Housing the Elderly/Low Income Rental Assistance		
Salvation Army Silvercrest	158	6.00
Lula Haynes Plaza*	46	9.00
Sunnyside Glen	74	14.03
Twilight Haven*	32	14.05
Delno Terrace	61	21.00
Section 202/EDA Title 9 Revolving Loan Fund Direct Loans for Housing the Elderly/ Economic Development Agency Revolving Loan		
King of Kings*	46	9.00
Twilight Haven*	32	14.05
Section 207 Moderate and Middle Income Multi-Family Mortgage Insurance Eligible Applicants: Profit Motivated Sponsors		
Millbrook Garden	98	52.01
Hawaiian Gardens	80	34.00
Section 220(h)3/8-Mortgage and home improvement loan insurance for housing in urban renewal and code enforcement areas, eligible applicants: Profit motivated sponsors		
Platt Street Apartments	118	5.00
Section 221(d)3/8 Lower Income Multi-Family Mortgage Insurance/ Lower Income Rental Assistance Eligible Applicants: Public Agencies and nonprofits		
Californian Hotel	218	1.00
Westgate Gardens	100	9.00
Pleasant View	60	47.02
Halcyon	50	52.01
Cedar Gardens	146	53.01
El Cazador	100	53.02

TABLE V-1 (CONTINUED)

PRIVATELY OWNED OR MANAGED SUBSIDIZED MULTIPLE FAMILY HOUSING UNITS		
A. Existing Units		
PROGRAM	NUMBER OF UNITS	CENSUS TRACT
Section 221(d)4/8-Lower Income Multi-Family Mortgage Insurance/ Lower Income Rental Assistance Eligible Applicants: Profit Motivated Sponsors		
Millbrook Park	75	44.02
Dakota Woods II	200	47.02
Dakota Meadows	40	47.02
Lakeview Phase II	100	48.00
Sunnyside Apts.	112	14.06
Huntington Park	124	5.00
Huntington Park II	93	5.00
The Winery	248	14.05
Cedar Springs	93	53.02
Sunnyside Glen	74	14.03
Fort Washington Apts.	114	44.02
Fort Washington Apts. II	224	44.02
Dakota Village	26	48.00
Westgate Gardens	100	9.00
Thornside Apts.	151	45.03
Arbor Apts.	278	45.06
Sunridge Apts.	120	53.03
San Jose Plaza*	176	42.03
Section 234(d)-Mortgage Insurance for the Purchase of Individual Condominium Units		
Ranchwood IV	88	29.01
Section 236/8-Mortgage Insurance and Interest Subsidies/Lower Income Rental Assistance		
Masten Towers	206	1.00
Kearney-Cookey Plaza	150	7.00
Bigby Villa	180	9.00
Martin Luther King Square	92	9.00
California League Fresno Village*	180	14.05
Kings Canyon Apartments	74	14.06
Pacific Gardens	56	29.01
Casa San Pablo	90	45.05
Fountain West	72	47.02
Pleasant Village	100	47.02
Lakeview Phase I	100	48.00
Halcyon Apts.*	50	52.01

TABLE V-1 (CONTINUED)

PRIVATELY OWNED OR MANAGED SUBSIDIZED MULTIPLE FAMILY HOUSING UNITS		
A. Existing Units		
PROGRAM	NUMBER OF UNITS	CENSUS TRACT
Low Income Housing Tax Credit Single Family (sf)/Multiple Family (mf)	0/180 mf	9.00
	0/222 mf	10.00
	4/0 sf	14.05
	0/300 mf	28.00
	0/38 mf	30.00
	0/75 mf	43.03
	9/0 sf	44.02
	0/68 mf	47.02
CHFA/8-State Bond Financing for Multiple Family Development		
Glen Agnes	149	21.00
Mono Hilltop Manor	58	2.00
Chestnut Villa	90	29.02
CHFA-State Bond Financed Multiple Family Rental Rehabilitation and Infill New Construction		
2727 E. Grant	2	5.00
1494 N. Poplar	8	23.00
1573 N. Wilson	4	22.00
1360 Bulldog	24	54.03
5260 N. 6th Street	16	54.03
City of Fresno-Authorized Mortgage Revenue Bonds		
Maple Leaf	120/24 Assisted	55.01
One one six Bond issued: 10/30/85		
Stone Pine (Cornelia Gardens)	180/36 Assisted	42.01
Bond issued: 6/5/85		
San Jose Plaza*	176/39 Assisted	42.04
Bond issued: 3/8/85		
Palm Lakes Apartments	300/60 Assisted	31.01
Bond issued: 6/4/85		
Eastwood Gardens	100/9 Assisted	25.00
Bond authorized and sold prior to 3/84		
Sunnyside Place	162/32 Assisted	14.05
Palm Beach Apartments	30/21 Assisted	49.00
Bond authorized and sold prior to 3/84		
Victoria Park	142/28 Assisted	37.00
Bond authorized and sold prior to 3/84		
Lakeside Apartments	220/44 Assisted	42.04
Bond issued: 8/29/85		

TABLE V-1 (CONTINUED)

PRIVATELY OWNED OR MANAGED SUBSIDIZED MULTIPLE FAMILY HOUSING UNITS		
A. Existing Units		
PROGRAM	NUMBER OF UNITS	CENSUS TRACT
Princeton Place Bond authorized and sold prior to 3/84	90/18 Assisted	37.00
Jackson Park Place Bond issued: 3/5/84	296/57 Assisted	55.01
Jackson Park Place II Bond issued: 9/1/89	80/16 Assisted	55.01
Lauren Brook Apartments Bond authorized and sold prior to 3/84	74/15 Assisted	42.02
Shields Apartments Bond authorized and sold prior to 3/84	232/46 Assisted	47.02
Heron Point (River Oaks Apts) Bond issued: 6/5/85	387/84 Assisted	42.04
Camelot Lakes Bond issued: 2/27/85 Bond reissued: 4/89	476/95 Assisted	29.01
Woodlands Apartments Bond issued: 10/1/84	246/49 Assisted	42.02
Palm Gates	86/17 Assisted	42.03
Housing Authority-Issued Tax Exempt Bonds		
Mi Casa	82 Assisted	47.02
Quail Creek (Heritage) Bond issued: 6/5/85	300/60 Assisted	29.01
TOTAL	7,195 Potential Assisted Units	

* Units listed under more than one program.

TABLE V-2

PRIVATELY OWNED OR MANAGED SUBSIDIZED SINGLE FAMILY AND CONDOMINIUM UNITS		
PROGRAM	NUMBER OF UNITS	CENSUS TRACT
Section 235-Single Family Mortgage Insurance and Interest Subsidies (Inactive)	1622	Scattered Sites
California Housing Finance Agency (CHFA) Home Ownership/Home Improvement (Inactive)		
	1 sf/12 mf	2.00
	1 sf	3.00
	1 sf/6 mf	4.00
	2 sf/12 mf	5.00
	1 sf	6.00
	16 sf	7.00
	1 sf	9.00
	3 sf	10.00
	1 sf	11.00
	3 sf	13.00
	1 sf	21.00
	2 sf/3 mf	22.00
	2 sf	23.00
	1 sf	24.00
	13 sf/2 mf	26.00
	1 sf/11 mf	27.00
	1 sf	29.02
	1 sf	44.04
TOTAL	52 SF/46 MF	
Home Mortgage Program		
Total Number of Loans (as of December, 1990)	2,850*	

* May include loans for residents in unincorporated areas within,
or near the boundaries of the City of Fresno.

TABLE V-3

CHFA Bond Program - Direct loans associated with Residential Rehabilitation (Inactive)

DEVELOPMENT OR DEVELOPER	PROGRAM	NUMBER OF UNITS	LOCATION	STATE OF DEVELOPMENT
Private Individual Acting as Developer	Revelopment/ CHFA Bonds	14	Scattered Locations in Southwest Fresno	Complete

TABLE V-4

PRIVATELY OWNED OR MANAGED SUBSIDIZED CONVALESCENT AND AFTERCARE FACILITIES			
PROGRAM	NUMBER OF UNITS	CENSUS TRACT	STAGE OF DEVELOPMENT
Section 231 - Mortgage Insurance for Housing the Elderly and the Handicapped California League -			
Fresno Village*	557	14.05	Complete
Twilight Haven*	72	14.05	Complete
SUBTOTAL	629		
Section 232 - Mortgage Insurance for Construction or rehabilitation of Nursing Homes			
Valley Conv. Hospt.	98	29.02	Complete
Ca. Guidance and Care	99	13.00	Complete
Hope Manor	205	6.00	Complete
Newhart Conv. Hospt.	199	10.00	Complete
Sierra View Conv. Hospt.	85	54.04	Complete
SUBTOTAL	686		
TOTAL	1,315		

* Listed under more than one program.

TABLE V-5

HOUSING SITES DEVELOPED WITH ASSISTANCE FROM THE CITY OF FRESNO HOUSING AND COMMUNITY DEVELOPMENT DEPT. (Includes Redevelopment Sites)				
DEVELOPMENT	PROGRAM	NUMBER OF UNITS	LOCATION	STATE OF DEVELOPMENT
Walnut/California D-33	Redevelopment Area Housing, Land Acquisition Assistance	Specific Plan Not Yet Developed	C.T. 9	Land Acquisition and Clearance
Kings View Manor Senior Citizen	HDG Loan	106 mf	C.T. 10	Complete
Kings Estate	HDG Loan	116 mf	C.T. 10	Complete
Royal Oakes Estates	Land Acquisition	104 sf	C.T. 10	Site Prep. Complete Constr. to Commence

TABLE V-6

PRIVATELY OWNED OR MANAGED SUBSIDIZED HOUSING UNIT REHABILITATION		
PROGRAM	NUMBER OF UNITS	LOCATION
Rehab. Financed through HUD CDBG, RRP and Section 312 Programs and the State Office of HCD - often in combination with Private Financing, January, 1991	1,592	Scattered

TABLE V-7

MODERNIZATION OF PUBLIC HOUSING UNITS		
PROGRAM	NUMBER OF UNITS	LOCATION
Rehab. of Public Housing Units	966	Scattered



CHAPTER VI

*Goals
Policies
and
Programs*



CHAPTER VI GOALS, POLICIES, AND PROGRAMS

This chapter describes housing goals, policies and programs of the City of Fresno. A goal is a general statement of the highest aspirations of the community. It represents an end result toward which effort is directed. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing program operates. A program is a specific action which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan. This combination of goals, policies and programs constitutes the local housing strategy.

The State of California has adopted the following broad state-wide housing goal:

To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.

The City of Fresno both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- . the provision of new housing;
- . the preservation of existing housing and neighborhoods;
- . the reduction of housing costs; and
- . the improvement of housing conditions for special needs groups.

GOALS

The following local housing goals, policies and programs are consistent with these State policy objectives, as required by State law.

- Provide present and future FCMA residents with a sufficient housing supply.

- 1 - Provide housing that varies sufficiently in location, cost, design, style, type and tenure
2 to meet the needs of FCMA residents.
- 3
- 4 - Foster a healthy and viable local housing industry.
- 5
- 6 - Provide housing opportunities without discrimination on the basis of race, religion,
7 ethnicity, sex, age, marital status, household composition or other arbitrary factors.
- 8
- 9 - Provide quality housing and preserve housing quality within the FCMA.
- 10
- 11 - Encourage the construction of housing that will minimize construction costs, adverse
12 environmental effects, government costs, and that will enhance public safety, encourage
13 energy conservation, and encourage conservation of building materials so as not to
14 unnecessarily deplete natural resources.
- 15
- 16 - Minimize housing costs for those FCMA residents who obtain housing through the
17 private market.
- 18
- 19 - Encourage lending institutions to provide a variety of financing alternatives.
- 20
- 21 - Encourage the development community to provide a greater proportion of entry level
22 housing.
- 23
- 24 - Continue to support the Fresno County General Plan policy which promotes urban
25 development in existing cities.
- 26
- 27 - Recommend that the 1994 General Plan should pursue policies which support balanced
28 metropolitan growth.
- 29
- 30 - Encourage a jobs/housing balance.
- 31
- 32 - Provide sufficient amounts of residentially designated land and infrastructure for all
33 housing types.
- 34
- 35 - Encourage higher density residential uses along major transportation corridors.
- 36
- 37 - Assist in the provision of decent housing for those FCMA residents who otherwise cannot
38 afford such housing.
- 39
- 40 - Promote development of a Regional Housing Affordability and Cost Gap Analysis.

- Support development of the Comprehensive Housing Affordability Strategy (CHAS) which identifies current and projected housing affordability needs of the community, to assess available and potential resources and to inventory existing institutional capability to meet the identified housing needs.
- Utilize redevelopment authority and the twenty percent (20%) housing set-aside to provide for affordable housing.
- Monitor the Mortgage Revenue Bond Program consistent with State and Federal requirements.
- Encourage the development of housing by non-profit organizations such as Self-Help Enterprises, Habitat for Humanity, and NOAH.
- Provide comprehensive and updated housing-related demographics to the development community and non-profit organizations.
- Participate in the State Finance Resource Clearinghouse and/or use other techniques to leverage housing program funds.

LIMITS OF HOUSING ELEMENT PROGRAMS

The ability of the City to carry out programs which provide or improve housing will continue to be dependent on the availability of Federal and State grants and local funds. The availability of City funds and staff, as well as City priorities, will obviously determine the ultimate implementation date of each program. No program in the Element is intended to commit the City to expend unavailable resources. In addition to contingency on City resources, implementation of all programs is subject to a current trade-off analysis that considers social, economic and environmental impacts.

POLICIES AND PROGRAMS

Table VI-1 includes a proposed schedule toward implementation of policies and programs included in the Housing Element and described in this Chapter.

TABLE VI-1

PROPOSED SCHEDULE - FRESNO HOUSING ELEMENT POLICIES AND PROGRAMS						
	YEARS					
	91	92	93	94	95	96
POLICY 1 - Encourage an Adequate Supply of Land for Housing						
PROGRAM 1 - General Plan Update				*		
PROGRAM 2 - Housing Element Update						*
PROGRAM 3 - Annual Housing Progress Report						
POLICY 2 - Promote and Support the Development of an Adequate Supply of Rental and Purchase Housing						
PROGRAM 1 - Condominium Conversion Ordinance						
PROGRAM 2 - Planned Communities Ordinance						
PROGRAM 3 - Application Control Center		*				
PROGRAM 4 - Unit Planned Development Ordinance						
PROGRAM 5 - Density Bonuses		*				
PROGRAM 6 - Local Planning and Procedures Ordinance						
PROGRAM 7 - Accessory Housing Ordinance						
PROGRAM 8 - One Stop Processing		*				
POLICY 3 - Take Advantage of Government Subsidy Programs for Housing						
PROGRAM 1 - Existing Program Utilization						
POLICY 4 - Explore and Utilize Government Programs for Housing						
PROGRAM 1 - Legislation Awareness						
PROGRAM 2 - Legislation Review						
PROGRAM 3 - Mortgage Revenue Bond Program						
PROGRAM 4 - Funding Strategy Implementation/NOAH						
PROGRAM 5 - Innovative Financing Programs			*			
POLICY 5 - Establish and Maintain Programs to Preserve Housing						
PROGRAM 1 - Program Continuation						
PROGRAM 2 - Monitor At-Risk Assisted Developments		*				
PROGRAM 3 - Code Enforcement			*			
PROGRAM 4 - Encouragement to Other Agencies						
PROGRAM 5 - Housing Quality Survey						*
PROGRAM 6 - Encouragement of Private Rehabilitation Efforts						
POLICY 6 - Maintain and Establish Programs to Instill Neighborhood Pride						
PROGRAM 1 - Neighborhood Watch/Block Parties						
PROGRAM 2 - Neighborhood Improvement						
PROGRAM 3 - Award Program						
PROGRAM 4 - Historic Preservation						
POLICY 7 - Require and/or Provide Public Facility Improvements						
PROGRAM 1 - Public Facility Improvements						
PROGRAM 2 - Assessment Districts		*				
PROGRAM 3 - Rehabilitation in Annexed Areas						
PROGRAM 4 - Citizen Review of Block Grant Program Goals						
POLICY 8 - Encourage Low Cost Housing						
PROGRAM 1 - Mobile Home Subdivisions/Parks						
PROGRAM 2 - Application Control Center		*				
PROGRAM 3 - Innovative Design and Building Techniques						
POLICY 9 - Promote Programs which Provide Increased Residential Security and Safety						
PROGRAM 1 - Neighborhood Watch		*				
PROGRAM 2 - Uniform Security Code						
PROGRAM 3 - Entitlement Review/Residential Security						

TABLE VI-1 (CONTINUED)

PROPOSED SCHEDULE - FRESNO HOUSING ELEMENT						
POLICIES AND PROGRAMS						
	YEARS					
	91	92	93	94	95	96
POLICY 10 - Promote and Support the Development of Adequate Housing for Different Lifestyles, Family Types, and Sizes						
PROGRAM 1 - General Plan Update				*		
PROGRAM 2 - Condominium Conversion Ordinance						
PROGRAM 3 - Housing Assistance Plan/CHAS		*				
PROGRAM 4 - Elderly Housing						
PROGRAM 5 - Migrant Housing Needs Study/Support						
PROGRAM 6 - Mobile Park Feasibility Study						
PROGRAM 7 - Mobilehome Park Code Enforcement Feasibility Study						
PROGRAM 8 - Mobilehome Rehabilitation Feasibility Study						
POLICY 11 - Assure an Adequate Supply of Emergency Housing						
PROGRAM 1 - Development Support/Emergency Housing						
PROGRAM 2 - Housing for the Homeless		*				
PROGRAM 3 - Information and Referral/Emergency Housing						
POLICY 12 - Provide Support for the Development of Market Rate/Quality Housing						
PROGRAM 1 - Redevelopment						
PROGRAM 2 - Performance Report/Community Development						
PROGRAM 3 - Urban Design Task Force						
POLICY 13 - Provide Support for the Development of Assisted Housing						
PROGRAM 1 - Housing Assistance Plan/CHAS						
PROGRAM 2 - Site Identification						
PROGRAM 3 - General Plan				*		
POLICY 14 - Assure Fairness and Adequacy of Relocation Assistance						
PROGRAM 1 - Counseling, Displacement, and Relocation		*				
PROGRAM 2 - Citizen Participation						
PROGRAM 3 - City-wide Relocation Plan						
POLICY 15 - Support, Participate in, and/or Coordinate the Provision of Adequate Housing						
PROGRAM 1 - Citizen Participation						
PROGRAM 2 - Council of Governments						
PROGRAM 3 - Agency Staff Coordination						
PROGRAM 4 - CSUF Resources						
PROGRAM 5 - Other Non-Profit Resources						
PROGRAM 6 - Housing Affordability and Cost Gap Analysis		*				
POLICY 16 - Support Anti-Discrimination Laws						
PROGRAM 1 - Complaint Referral						
PROGRAM 2 - Support of Current Law						
PROGRAM 3 - Community Housing Leadership Board of Fresno and Madera						
POLICY 17 - Insure that New Housing is Consistent with Environmental Goals						
PROGRAM 1 - Environmental Review	*					
PROGRAM 2 - Designation of Noise Impacted Areas						
PROGRAM 3 - Noise Mitigation Measures in Project Design						
PROGRAM 4 - Revision of Noise Control Element/Ordinance				*		
POLICY 18 - Enhance Housing Livability						
PROGRAM 1 - Energy Element and Development Standards						
PROGRAM 2 - Energy Conservation and Rehabilitation						
POLICY 19 - Minimize Local Government Costs for New Housing in Fringe Areas						
PROGRAM 1 - Urban Growth Management						
Legend:		Years of Applicability				
		* Action Taken or Proposed				

POLICY 1

Through its advanced planning process, the City of Fresno will promote the development of an adequate supply of rental and purchase housing at affordable prices.

First Program: General Plan Update

The Development Department shall continue to implement and regularly update the Fresno General Plan, last adopted in 1984. This Plan designates sufficient lands for future residential needs, through the Year 1996 and beyond, and at densities that will provide for the efficient use of that land minimizing housing costs to the consumer while recognizing environmental and infrastructure limitations. The Plan has historically been updated at ten (10) year intervals, thus, it can be expected that the next full plan update will occur in 1994. Various Community Plans and General Plan Elements will be subject to development or update in the interim.

The City has prepared a draft Social Goals and Policies Plan (October, 1991) which addresses issues pertinent to preparation of the Housing Element. These issues include: socioeconomic characteristics, growth and environment, the incidence of poverty and the identification of special needs groups including the homeless.

Community Plans which have been updated include the Bullard (1988) and Woodward Park (1989) Community Plans. The Roosevelt Community Plan is scheduled for adoption in 1992.

The Fresno High-Roeding Community Plan has been divided into three Community Plan areas; the Fresno High, Central and West Community Plan areas. The West Community Plan also consists of the northwestern portion of the former Bullard Community Plan area, west of the Southern Pacific Transportation Company tracks. Parts of the Edison, Roosevelt and Fresno High-Roeding Plan Areas bounded by the Freeway Loop System (41 and proposed 180 Freeways) were consolidated to form the "Central Area". The community plan for this area was adopted in 1989. The Jefferson Redevelopment Plan, for the northeast section of the Central Area, was adopted in 1984. The Yosemite Middle School Specific Plan was updated in 1988. In 1989 and 1990, the city adopted the Master Trails and Parks Plan which are refinements of the General Plan Open Space Element.

Further, a Specific Conservation Plan was completed for the Tower District Area in March, 1991. A Design Review Board has been formed as part of that Plan effort.

Second Program: Housing Element Update

The Development Department shall prepare, and the City Council shall adopt, an update to the City of Fresno's General Plan Housing Element every five (5) years. The current document represents the City's successful completion of an Update as intended in the 1985 Housing Element. The next Element will be prepared in 1996.

1 Third Program: Annual Housing Progress Report

2
3 In order to monitor progress toward carrying out programs contained in the 1981 Housing
4 Element, an Annual Housing Progress Report was prepared in March, 1982. Budget constraints
5 have not allowed for the continuation of this monitoring practice. Efforts will again be made
6 to prepare these reports as staff time becomes available. The Department of Economic
7 Resources will be responsible for future development of Annual Housing Reports.
8

9 POLICY 2

10
11 Through its entitlement processes, the City of Fresno will promote and support the development
12 of an adequate supply of both rental and purchase housing at affordable prices.
13

14 First Program: Condominium Conversion Ordinance

15
16 The Development Department shall continue to administer the City's Condominium Conversion
17 Ordinance. This Ordinance was initially adopted on June 3, 1980, and revised in November,
18 1981. In addition to assuring that condominium conversions meet basic standards of safety,
19 comfort, and utility, the Ordinance protects the rental housing stock by denying conversions that
20 would cause a significant percentage of low and moderate income rental units to be removed
21 from such stock. Applicants are required to prepare a tenant relocation and assistance plan.
22 Certain types of tenants, i.e. the elderly, students, families with young children, and members
23 of low income groups, will be protected from displacement, and conversions will be denied if
24 units proposed for conversion are located in areas without sufficient available comparable
25 replacement housing.
26

27 During the 1980's, the demand for owner-occupied condominiums varied significantly due to
28 interest rate changes. Foreclosures occurred and sales prices dipped when ordinary single family
29 homes became available to a larger segment of the population. Then as the oversupply
30 decreased, prices rebounded. During this time period, pressures for conversions were almost
31 non-existent. It should be noted that when condominiums are offered for resale, state law
32 requires that they must first be offered to the current renter.
33

34 The 1989-91 Housing Assistance Plan (HAP) estimated that 75 rental units were converted to
35 condominiums between 1988 and 1991, and 90 percent of the renter occupants were displaced.
36 There are no plans for the conversion of rental units to cooperative housing.
37
38
39
40

1 Second Program: Planned Communities Ordinance

2
3 The Planned Communities Ordinance, which was adopted by the City Council in December,
4 1980, and revised in February, 1981, will continue to be utilized. This Ordinance, by providing
5 an alternative process for accommodating large and diversified development projects, promotes
6 unified, comprehensively planned developments which are of substantial public benefit, and
7 which conform with, and enhance, the plans and policies of the City of Fresno. It also promotes
8 a greater mixture and variety of housing types.
9

10 Given the lack of available parcels for large planned community developments, only one (1)
11 Planned Community consisting of approximately 2,500 dwelling units is under construction. It
12 is located in the Woodward Park Community Plan Area.
13

14 Planned communities require large parcels of developable land to accommodate the wide number
15 of urban uses which may locate in a given area. As a result, in order for this Program to
16 continue to be a viable tool for affordable housing development, it is recommended that the
17 City's Sphere of Influence be considered for extension beyond its current boundary. This
18 extension would allow developers to target larger parcels for future development under the
19 Planned Communities Ordinance. Until such time as the boundary extension proposals are
20 further studied through the General Plan update process, Fresno County should be discouraged
21 from expanding planned rural residential development.
22

23 Third Program: Application Control Center

24
25 An Application Control Center was originally established to provide better and more timely
26 information to those seeking entitlements or permits, to establish effective control systems, and
27 to streamline processing procedures by emphasizing simplicity, consolidation, and increased
28 information flow. The Control Center, approved by the Council on July 1, 1980, was staffed
29 by a Development Services Coordinator. According to the City Development Department
30 Ombudsman, the original Application Control Center concept could not be maintained. Instead,
31 development applications, including Plan Checks and Entitlement applications, are monitored,
32 controlled and scheduled through a computer system. In addition, the anticipated January, 1992
33 Development Department's move to a single location with a centralized permit counter area at
34 the new City Hall, will provide for increased control and streamlined service. Direct computer
35 services will be available to citizens and developers at the public counter.
36

37 Further, the Department is planning to utilize a Geographic Information System (GIS) to monitor
38 development sites on a parcel basis. It is expected that this process will be initiated within the
39 next five (5) years.
40

41 Fourth Program: Unit Planned Development Ordinance

42
43 The Development Department revised the City's Unit Planned Development Ordinance on
44 October 1, 1985 to clarify design principles and standards that would facilitate the production

of a more functional, enduring, and desirable environment. The revisions extended the Unit Planned Development standards to include lots with R-1 zoning. The Ordinance permits a maximum thirty percent (30%) residential density increase.

The City should consider amending the ordinance to reduce the minimum parcel size for unit planned developments, currently set at two (2) acres. The objective of the study would be to determine the appropriateness of applying the Unit Planned Development Ordinance to smaller parcels. Parcels which are two (2) acres or larger in size are becoming less available within the existing urban area.

Fifth Program: Density Bonuses

The Development Department has developed procedures by which developers may apply for density bonuses in accordance with the California Government Code. A request for a density bonus or alternative bonus may be submitted to the Development Department at the same time that an application for special permit, i.e. site plan or conditional use permit, and/or subdivision map is filed for the proposed projects. A specified percent of the total units within the density bonus project must be reserved for persons and families of low and moderate income. Bonuses may be requested for all residential developments requiring a special permit, i.e. unit planned developments, condominium projects, and rental apartment projects. A request for density bonus or bonus incentive shall be in writing and specified information shall be required.

Only one (1) application for density bonus has been received by the City since the process was established. The relationship of income limits required by state law and the availability of land in Fresno has not been conducive to the application of the Density Bonus Program. This is primarily due to rent levels which are affordable to households which earn 80 to 120 percent of median income. In accordance with State Density Bonus Law, a Density Bonus Ordinance will be prepared immediately following preparation of this Housing Element Update in 1992.

The City's Mid-Rise/High-Rise Policy was adopted in 1987, in an attempt to enhance the potential for clustering higher densities along the Freeway 41 corridor. The policy allows development of six to ten (6 to 10) story structures which can include residential uses. Since the Mid-Rise/High-Rise Policy was adopted, a proposal has been approved for one ten (10) story building that would be partially occupied by residential uses.

Sixth Program: Local Planning and Procedures Ordinance

In 1987, the City adopted the Local Planning and Procedures Ordinance. This Ordinance allows for residential density transfers and for a better mix of residential densities which provide for more affordable and varied housing types. Specifically, the Ordinance allows the maximum

1 available planned density to be built, allowing for more affordable housing and integrated
2 housing types and better project design. The first project to utilize the Ordinance is in progress.

3
4 Seventh Program: Accessory Housing Ordinance

5
6 The Accessory Housing Ordinance, which was adopted by the City Council in June of 1983,
7 establishes standards by which residents may proceed to build a second attached housing unit on
8 their single-family lots. The Ordinance meets State requirements.

9
10 Eighth Program: One Stop Processing

11
12 Once the new City Hall is occupied (January, 1992) the Development Department will provide
13 for one-stop processing by locating all development related services at a central counter. Once
14 applications are received at the front counter, the appropriate division or department will be
15 identified and applications routed for review. Further, in 1989 the City prepared an
16 Administrative Handbook for processing applications. It includes a Master Fee Schedule that
17 documents all development-related application fee costs.

18
19 The City's plan amendment process has also been streamlined. In 1989, the City initiated the
20 Trimester Plan Amendment Program. In late 1991, the process was revised to occur quarterly.
21 One of the purposes of this program is to provide for the more efficient and coordinated
22 processing of Plan Amendment proposals, which are grouped for consideration four (4) times
23 annually. Promote existing programs available but not used.

24
25 **POLICY 3**

26
27 Take full advantage of existing governmental subsidy programs for new housing.

28
29 First Program: Existing Program Utilization

30
31 The City of Fresno shall take full advantage of existing Federal, State, and local government
32 subsidy programs. Such programs may include the Federal Section 8 programs, Sections 235,
33 221(d) 3 and 4, programs of the California Housing Finance Agency (CHFA), the HOME
34 Program and locally authorized Revenue Bond Programs. These programs will continue to be
35 administered by a variety of entities, including the City Development Department and the
36 Department of Economic Resources, the County Public Works and Development Services
37 Department - Community Development and Planning Division, the Housing Authorities of the
38 City and County, the Federal Department of Housing and Urban Development and the State
39 Department of Housing and Community Development.

1 It is projected that during each year of the Housing Element planning period, January 1, 1990
2 through June 30, 1996, an average of 2,993 new housing units of all types will be needed.
3 Many will be produced through the private market, however, some construction will be
4 subsidized. The City's recently expired Block Grant Housing Assistance Plan included a revised
5 annual average new construction goal of 156 units which were to be constructed. According to
6 HAP performance data, an annual average of 5 units were actually assisted between 1989 and
7 1991. For more specific program information reference Appendix A. The City has recently
8 developed an interim 1991-96 Comprehensive Housing Affordability Strategy (CHAS). The Plan
9 goal includes the construction of 50 four to six (4 to 6) bedroom homes for large families with
10 lower incomes over the five-year period, or an annual average of ten (10) units (reference
11 Appendix B).

POLICY 4

12 Explore new and expanded State, Federal and local government programs affecting housing.

First Program: Legislation Awareness

13 The City of Fresno shall, through its State and Federal representatives and its continued
14 membership in the League of California Cities, U.S. League of Cities and National Association
15 of Housing and Redevelopment Officials (NAHRO), stay abreast of housing legislation and
16 programs which might affect the City and, as warranted, comment upon legislation.

17 The City Manager's Office is responsible for identifying recent or pending State or Federal
18 legislation related to housing. Items of interest are pulled from the central computer and then
19 forwarded to appropriate Departments. It should be noted that the City's Lobbyist position was
20 eliminated due to budgetary constraints. However, staff will continue to monitor recent and
21 pending legislation related to housing, as necessary to implement the Housing Element and
22 further its objectives. In addition, staff continues to attend legislative workshops sponsored by
23 the State and Federal Government.

Second Program: Legislation Review

24 The Department of Economic Resources, in cooperation with the City Attorney's Office and the
25 City Manager, shall continue to evaluate legislation related to housing and report their findings
26 and recommendations to the City Council.

1 Third Program: Mortgage Revenue Bond Program

2
3 The Department of Economic Resources and the Finance Department shall facilitate and utilize
4 mortgage revenue bonds to finance construction of new single and multiple family housing. The
5 program shall be subject to prevailing state and federal enabling legislation and the capability
6 and responsiveness of the bond market. The City Council, acting in its capacity as the
7 Redevelopment Agency of the City, periodically authorizes the issuance of mortgage revenue
8 bonds to finance residential construction. Eligibility criteria are developed to insure that these
9 bond programs will be used to maximize the public benefit of such residential construction. The
10 Department of Economic Resources shall report to the City Council periodically on the extent
11 to which these programs are successful.
12

13 The Mortgage Bond program-related goal of the recently expired 1989-91 HAP was to construct
14 approximately 250 single family and 150 multiple family units during the three (3) year planning
15 period. Revised annual goals indicated that a total of 263 single family and 80 multiple family
16 would be assisted via the bond programs. Performance data indicates that only 16 multiple
17 family units have actually been constructed through the bond program. Construction on the
18 remainder has not commenced. The City will monitor Bond Program efforts via a new reporting
19 mechanism.
20

21 The Department of Economic Resources shall monitor and report, through development of the
22 Comprehensive Housing Affordability Strategy (CHAS), the number of units planned and
23 actually provided for lower income households, consistent with State and Federal requirements.
24 A Draft CHAS for the period November 1, 1991 through October 31, 1996 has been prepared
25 by the City's Department of Economic Resources. The CHAS incorporates the previously
26 required Housing Assistance Plan and Comprehensive Homeless Assistance Plan into one
27 document. The purpose of the CHAS is to identify current and projected housing affordability
28 needs of the community, to assess available and potential resources, including the Mortgage
29 Revenue Bond Program, and to inventory existing institutional capability to meet identified
30 housing needs. A discussion of program goals over the five (5) year period is provided in
31 Chapter V. CHAS program goals are also outlined in Appendix B.
32

33 Fourth Program: Funding Strategy Implementation/ NOAH

34
35 At the time the 1985 Housing Element was prepared, the URSA Study was used to identify
36 funding strategies. The study suggested that the City assist in the formation of a non-profit
37 housing corporation. In 1990, the Non-Profit Housing Corporation (NOAH) was formed.
38 NOAH is and will continue working to provide for development improvements in older
39 neighborhoods in order to construct new housing on infill lots where private development does
40 not occur for a variety of reasons including a lack of easily available financing.
41

Fifth Program: Innovative Financing Programs

The City of Fresno, Department of Economic Resources, using twenty percent (20%) housing set-aside funds, shall explore various mechanisms intended to leverage production of affordable housing. The results of this process will be presented to the City Council by July 1, 1993.

The Department of Economic Resources will include an evaluation of the economic and operational viability, leveraging potentials and cost effectiveness of the following list of mechanisms and programs. A report to the City Council will include recommendations reflecting results of the study.

. Establishment of New Revenue Sources

This process, already initiated, involves discussions with representatives of the lending industry as it relates to the goals of the Community Reinvestment Act (CRA). The intent is to develop special arrangements with lenders so that local funding resources, such as the redevelopment tax-increment twenty percent (20%) housing set-aside, can be used as gap financing in a secondary position rather than as primary financing. The result should be the leveraging of local resources.

A bond issue using twenty percent (20%) set-aside funds as security is also being explored.

. Fees and Fee Reductions

A current disincentive to the development of affordable housing, which generates limited return on investments, is the relatively high cost of municipal development fees. Fees for single-family developments can be as high as \$5,000 per unit in non-Urban Growth Management (UGM) Areas. A process that could involve creating special districts, wherein fees would be reduced, will be explored. Of major importance, in overall City budget terms, will be the issue of replacing fee revenue resulting from the fee reduction process.

. Tax Credits Program

An administrative process for expanding use of the existing State and Federal Incentives Program will be explored. The fact that this resource is not well understood because it is highly complex, restricts its wide-spread use. A process for overcoming these barriers will be explored.

1 Expedited Development Process

2
3 Another disincentive to the development of affordable housing is the lengthy
4 process related to land subdivision. Administrative alternatives to expedite the
5 process will be explored. Some options that will be considered include an
6 "affordable housing desk" that would provide dedicated staff resources to move
7 identified projects forward at a special pace. This would work in harmony with,
8 and compliment, the above discussed fee reduction program.
9

10 Other Incentives

11
12 New opportunities for the development of financing resources surface from time
13 to time through State and Federal programs. Additionally, members of the local
14 development community often make proposals to overcome gaps in the economic
15 feasibility of individual projects. These proposals will be analyzed and
16 implemented when practical.
17

18 Additionally, where existing densities are not adequate, the City of Fresno will
19 include other program actions, either alone or in conjunction with increased
20 densities, to allow the development of needed lower-income housing. Such
21 programs will include density incentives in addition to those allowed by State law,
22 City purchase of sites for the development of very-low income housing, relaxed
23 parking or other design requirements, and/or other incentives to facilitate
24 affordability to very low- and low-income households.
25

26 It should be noted that since Fiscal Year 1983-84, when the set-aside of tax increment funds was
27 first required pursuant to the State Health and Safety Code, a total of \$3,880,876 in tax
28 increment has been set-aside for low- and moderate-income housing. These funds were not used
29 in Fiscal Years 1983-84 through 1986-87.
30

31 However, beginning in Fiscal Year 1987-88 through the end of 1991-92, a total of \$3,116,320
32 will have been committed or expended on a variety of projects, of which 74 percent will be for
33 the development of new affordable units and twenty-six percent (26%) will be for the
34 rehabilitation of existing owner-occupied and rental units. In Fiscal Year 1992-93, an additional
35 \$1,089,600 will be budgeted for similar activities.
36

37 The funds are used to provide direct loans to low- and moderate-income households, as well as
38 to investors-owners of affordable rental units. The City of Fresno has also sponsored a non-
39 profit housing development corporation that will initiate construction on its first single-family,
40 first-time home buyers project in Fiscal Year 1991-92 with the use of twenty percent (20%)
41 housing set-aside funds.
42
43

A total of \$3,360,000 in housing set-aside funds will be generated during Fiscal Periods 1992-93 through 1995-96 and all of these funds will be used for similar activities.

POLICY 5

Establish and maintain programs to preserve and upgrade housing quality in deteriorating or potentially deteriorating neighborhoods.

First Program: Program Continuation

The Department of Economic Resources shall maintain programs which preserve and upgrade housing quality. Community Development Block Grant funds will continue to be devoted to this purpose as funds are made available. The Department of Economic Resources will also encourage increased participation of development through the California Housing Finance Agency (CHFA) program. Programs that will be maintained include the HUD Rental Demonstration Program and programs associated with the CHFA and local savings and loan associations.

The recently expired 1989-91 Block Grant Housing Assistance Plan's original average annual rehabilitation goal was 193 units, and the average annual home improvement weatherization goal was 2,515 units. Revised annual goals averaged 276 units for planned rehabilitation and 4,848 units for weatherization improvements. Annual performance during the three year HAP period indicated that approximately 163 units were rehabilitated and 6,594 units received assistance through the Weatherization Program and the Basic Repair Needs Program - Home Improvement. According to the Draft 1991-96 CHAS, \$2,300,000 from a Community Development Block Grant, the HOME and HOPE programs and other sources is being requested for housing programs in Program Year 1992 to assist approximately 3,141 families.

Second Program: Monitor Existing Assisted Housing Developments that May Be at Risk of Losing Federal Subsidies

The City of Fresno has prepared an analysis of at-risk subsidized housing developments to comply with Chapter 1451, Statutes of 1989, (amending Section 65583 of the California Government Code). These statutes require the City to analyze and program efforts for preserving assisted housing developments. Refer to Housing Element Addendum.

Third Program: Code Enforcement

The Development Department's Neighborhood Preservation Division will continue its Housing Standards Program to aid in maintaining housing units in sound condition throughout the City.

1 The Development Department will prepare an analysis of the cost and feasibility of a citywide
2 proactive code enforcement program for consideration by the City Council in July, 1993.

3
4 The Neighborhood Preservation Division will evaluate the potential for recapturing State tax
5 credits from owner/investors of substandard property who do not rehabilitate such housing in
6 a timely manner (Section 17299 of the Revenue and Taxation Code). The Code may be used
7 to trigger the denial of state income tax deductions for interest depreciation and also to deny
8 deductions for property tax and payroll tax payments related to the rental property until such
9 time as substandard conditions are eliminated.

10
11 The Tower District Area Specific Plan includes a proposed proactive code enforcement policy
12 which is not currently funded. The FY 1991-92 Community Development Block Grant (CDBG)
13 includes \$575,800 for Housing Standards enforcement activities.

14
15 Fourth Program: Encouragement to Other Agencies

16
17 The City of Fresno shall encourage other local agencies to strengthen their housing preservation
18 programs. These include the Fresno City and County Housing Authorities, NOAH, the Pacific
19 Gas and Electric Company/Fresno Economic Opportunities Commission and their programs for
20 energy conservation, and the County Housing and Community Development Division and its
21 Housing Assistance Rehabilitation Program (HARP) in unincorporated areas of the FCMA, as
22 well as other agency programs, as they become available.

23
24 Since the 1985 Element was adopted, the City has formed a separate Historic Preservation
25 Commission which interfaces with the Fresno City and County Historical Society and a newly
26 formed Landmark Preservation Council. The City also adopted the Tower District Specific Plan
27 which contains a Conservation strategy, and the Tower District Area Design Review Committee
28 was formed. Staff worked with the Tower District Area Citizen's Committee and Caltrans to
29 restudy impacts of the proposed Freeway 180 corridor between Freeways 99 and 41. Additional
30 project mitigation measures have been identified to improve aesthetics along the freeway
31 corridor, minimize adverse environmental effects, and relocate historically significant homes.
32 To date, efforts have resulted in the relocation of an historically significant home which houses
33 a fraternity. A commitment has been made by Caltrans to pay for all relocation costs of three
34 other historically significant homes. It is anticipated that these will be placed on Van Ness
35 Avenue and rehabilitated. Mitigation measures also include special treatment of the planned Van
36 Ness Avenue overcrossing (cobble stone used to enhance aesthetics), installation of period street
37 lights through historic neighborhoods impacted by the freeway and landscape screening along
38 the freeway corridor. Neighborhood Preservation staff is also working with the YWCA, the
39 Black History Museum Committee and one private developer on other historical relocation
40 efforts.

1 Fifth Program: Housing Quality Survey

2
3 The Development Department shall conduct a housing quality survey every five years. The next
4 update will occur in 1996. The results of this survey will be used to generate and update land
5 use plans, evaluate the effectiveness of existing programs and identify areas for future
6 conservation and rehabilitation efforts.

7
8 Due to budgetary constraints, the City was unable to update the Housing Quality Survey in 1987.
9 As a part of this Housing Element Update, a survey was initiated in 1990 and completed in May,
10 1991. It is considered the most comprehensive housing quality survey ever undertaken by the
11 City of Fresno. Some of its results are included within this Housing Element in Chapter II,
12 Tables II-40 and II-41.

13
14 Sixth Program: Encouragement of Private Rehabilitation Efforts

15
16 The City will encourage rehabilitation by the private sector and neighborhood groups.

17
18 The City will continue to implement its Housing Rehabilitation Program. The Central Area
19 Community Plan and the Tower District Area Specific Plan encourage continued rehabilitation
20 in order to conserve affordable housing and promote, enhance and stabilize neighborhoods.

21
22 Neighborhood Preservation Division staff continues efforts to reduce "red tape" and familiarize
23 the community with aspects of the State Historic Building Code.

24
25 A Yosemite Avenue neighborhood group is successfully utilizing neighborhood participation to
26 preserve neighborhood and housing quality by pooling its resources to buy properties, renovating
27 housing and seeking donations of paint to beautify house exteriors.

28
29 Further, the La Paloma Guild is an advocate of historical preservation and has been very active
30 in publicizing successful preservation projects throughout the City.

1
2 **POLICY 6**

3
4 Maintain and establish incentive programs that instill neighborhood identity and pride.

5
6 First Program: Neighborhood Watch/Block Parties

7
8 The City Manager's Office will continue to implement and strive to expand the Neighborhood
9 Watch and Block Party concept and program, with block parties being held annually in the
0 month of May. The Police Department administers specific block party traffic control
1 requirements which must be utilized. An annual event of the Neighborhood Watch Program is
2 National Night Out where residents are encouraged to meet their neighbors during organized
3 block parties. Over 40 neighborhoods participated in the most recent effort. Another annual

event includes the Harvard Street Block Party and Yard Sale. Proceeds from the Yard Sale are used to fund the City's administration of the program.

Second Program: Neighborhood Improvement

The City of Fresno, through its Citizen Advisory Committees, Tower District Area Implementation Committee, NOAH, Habitat For Humanity and other non-profit organizations, will continue to encourage neighborhood improvement and beautification programs including neighborhood clean-up and fix-up activities. The Public Works Department began its annual "Operation Clean Up" in February 1984; assisting residents with the removal of excess debris, trash, rubbish and bulky goods.

Since 1984, Operation Clean Up has expanded to a semi-annual operation which has met with tremendous success. The City notifies all single family residents through doorstep delivery notices, as well as by notices in the newspaper and other media. It should be noted that multiple family developments and commercial and industrial uses are not eligible to participate in this program. The amount of debris collected through this Program averages 500 tons on an annual basis.

Third Program: Award Program

Prior to the City's reorganization of the Citizen Advisory Commission in Fiscal Year 1991-92, the Commission established an ongoing award program, the purpose of which is to give public acknowledgement to those organizations and individuals that have made a substantial contribution to the betterment of their neighborhood. This Program has been replaced by private organization efforts which recognize historical and architectural value, as well as those homes which are maintained in ways that particularly beautify neighborhoods.

Fourth Program: Historic Preservation

The City of Fresno will continue to implement the goals and policies adopted to protect, enhance and perpetuate the use of historically significant sites and to administer the Historic Structures Ordinance. Development Department staff will continue their effort to educate the public as to the multiplier effect of a more intensive and focused historic preservation strategy, working for further consideration of the implementation component of the Historic Districts and Structures Plan. The City shall seek State and Federal grants and tax incentives which will strengthen the restoration of historic sites and properties.

Since 1989, the City has strengthened its Historic Preservation Ordinance by adding provisions which made the City eligible to apply for Certified Local Governmental status, and also reinitiated an independent Historic Preservation Commission in March, 1990. The City's and the Commission's goal is to preserve, enhance, and stabilize neighborhoods through the restoration of historic sites. As noted earlier in the Third Program Policy, the Commission has

worked with the Historical Society to preserve historically significant neighborhoods and homes along the Freeway 180 corridor. A majority of the historical preservation activities have been focussed in the Central Community Plan and Tower District areas. Further, a new design review process has been developed for the Tower District Specific Plan Area.

POLICY 7

Provide public facility improvements in a manner consistent with City standards and policies and the needs and desires of area residents, with priority given toward supporting the revitalization of deteriorating neighborhoods.

First Program: Public Facility Improvements

The City of Fresno, through its appropriate Departments, will continue to coordinate the planning and implementation of public facility improvements, such as those outlined in the City's Capital Improvement Program, with priority given toward supporting the revitalization of deteriorating neighborhoods. Such improvements and services include water, sewer, street and recreation facilities, transit, solid waste, police and fire services.

The City will continue to update the General Plan and Community Plans, as well as develop specific mitigation measures through review and development of Environmental Assessments and Environmental Impact Reports (EIR) to insure that adequate services are provided to accommodate both growth and existing development. The City is currently processing a proposal to expand its wastewater treatment facility and is making improvements to its water and street systems in order to adequately serve development.

Further, the 1990-91 Community Development Block Grant (CDBG) allocates \$2,195,600 for capital improvements which is approximately 37 percent of the Block Grant budget. These monies will be allocated for concrete reconstruction of curbs, gutters, sidewalks; to subsidize special assessment fees and to provide underground utilities and flood drain facilities.

Since 1985, the City has appointed a new Assistant City Manager to oversee and better coordinate those City Departments which are involved with development activities.

Sewer

The City of Fresno Public Works Department is in the process of planning for a \$150 million expansion of the City-operated wastewater treatment plant. The City is also in the process of conducting an environmental assessment for the project. Following completion of the environmental review process, the City anticipates expansion construction to begin in 1992. Expansion of the wastewater treatment plant is necessary to accommodate the FCMA's projected

1 population of 588,100 persons in 1997. The wastewater treatment plant operates as a regional
2 facility serving the cities of Fresno and Clovis. The Public Works Department has estimated
3 that residential and commercial users will use approximately 89 percent of the wastewater
4 treatment plant's capacity and industrial users will use eleven percent of the capacity.

5 6 Water

7
8 Fresno is one of the largest cities in the nation which draws its water supply exclusively from
9 groundwater sources. The water supply is both a resource and an essential City service.
10 Protection and management of this resource will determine whether and how the City will
11 prosper, grow and fulfill its urban services commitments.

12
13 As of March 1, 1991, the City of Fresno had 240 water production wells in its public water
14 system, although not all wells were on-line due to exceedance of maximum allowable
15 contaminant levels determined by the State Department of Health Services. The City's major
16 water quality problem is due to contamination by the agricultural chemicals
17 dibromochloropropane (DBCP) and ethylene dibromide (EDB). As of March 1, 1991, of the
18 240 City wells, fifteen (15) were removed from service due to high DBCP concentrations and
19 eleven (11) were removed from service due to high EDB. Other contaminants which have
20 contributed to well closures are trichlorethylene (TCE, six wells) and tetrachloroethylene (PCE,
21 twenty-five wells).

22
23 The average daily per capita water consumption, for all uses, in the City of Fresno is presently
24 300 gallons. Approximately 72 percent of all the City's water is consumed by residential users.
25 If only residential consumption were considered, Fresno's daily per capita consumption would
26 be approximately 205 gallons. Total 1990 water well production and water consumption of the
27 City's 180 on-line wells was approximately 118,811 acre-feet, or the equivalent of 38.7 billion
28 gallons.

29
30 As part of its water conservation efforts, the City of Fresno has begun implementing uniform
31 water metering. All new development will require mandatory water metering, and all existing
32 residential units will be retrofitted with water meters by 1994. With water metering
33 implemented on a city-wide basis, conservation measures will be easier to monitor and the
34 wasting of water will be traceable to responsible parties. The Public Works Department
35 estimates that uniform residential water metering will reduce household consumption by 20 to
36 40 percent, resulting in a reduction to 164 gallons daily per capita water consumption.

37
38 The City is also in the process of developing several new wells with filtration systems to upgrade
39 water quality and meet federal and state water quality standards.
40
41

Additional information regarding water consumption and plans for providing an adequate water supply is provided in Chapter III, page III-10.

Currently, the City is participating in a Metropolitan Area Water Study which will provide information for the 1994 General Plan update. Among other things, this study will discuss the improvement of water quality in the area. One of the alternatives will be to consider treatment of available surface water. Other alternatives include:

- . modifying the design of some wells to prevent the intrusion of shallower, contaminated water;
- . drilling new wells (over 26 new wells are in process);
- . increasing the capacity of the distribution pipelines to permit easier movement of uncontaminated water into areas where wells have been closed;
- . expanded water conservation programs, including water meter installation;
- . construction of wellhead treatment facilities to remove contaminants;
- . increasing recharge of the City aquifer through construction of additional facilities;
- . initiating the development of a comprehensive Metropolitan Water Resource Management Plan; and
- . increasing cooperation with other water management agencies.

Second Program: Assessment Districts

The Public Works Department will continue to support the establishment of Assessment Districts as a tool to aid in the revitalization of deteriorating neighborhoods.

The City is responsible for assessment district street paving and related concrete work, while private property owners are responsible for the cost of curbs, gutters, sidewalks, driveways and other incidental work. Fiscal Year 1990-91 CDBG funds totalling \$100,000 are budgeted to pay for certain eligible owners' portions of the assessment.

1 Third Program: Rehabilitation in Annexed Areas

2
3 The City and County of Fresno should undertake joint efforts to insure that low- and moderate-
4 income areas that are under consideration for annexation to the City receive housing
5 rehabilitation assistance to the same extent afforded the remainder of the community.
6

7 Due to long standing tax sharing negotiations between the City and County of Fresno, annexation
8 activities were severely limited in recent years. In February, 1991, a new tax sharing agreement
9 was reached, and annexation activity was reinitiated. The new tax sharing agreement allows the
10 County to retain a larger proportion of the tax base than under the previous agreement.
11

12 Fourth Program: Citizen Review of Block Grant Program Goals

13
14 The City's Department of Economic Resources will utilize the appropriate citizen advisory
15 groups to review Block Grant Program and Comprehensive Housing Affordability Strategy Goals
16 to help ascertain whether priorities set for housing provision and capital improvements are in line
17 with community values.
18

19 These groups include: the Community Housing Leadership Board, the Housing and Community
20 Development Commission, the Central Area Development Commission, the Historic Preservation
21 Commission, the Western Mobile Home Owners Association and Non-Profit Housing
22 Corporations. These groups have been active in reviewing the CDBG Program Goals, and will
23 also review the allocation of funds to various recipient agencies.
24

25 Block grant funds should be utilized to facilitate development of housing and housing
26 rehabilitation.
27

28 POLICY 8

29
30 Encourage the building industry to provide lower cost housing through innovative design and
31 building techniques.
32

33 First Program: Mobile Home Subdivisions/Parks

34
35 The Development Department shall continue to facilitate utilization of the City's Mobile Home
36 Subdivision Ordinance. The City's Ordinance sets forth standards and criteria for mobile home
37 subdivisions so that they are readily accepted by, and integrated with, surrounding land uses.
38

39 Provisions are also in place to allow the placement of mobile homes and prefabricated units on
40 R-1 lots, provided that they meet certain tests of neighborhood compatibility.
41

In 1987, the City of Fresno approved the Mobile Home Park Rent Control Ordinance. Since then, no new mobile home parks have been developed in the City of Fresno. The City should monitor the development of mobile home parks over the next five years and identify the potential effect of rent control on the development of new parks. Since 1985, a portion of one mobile home park was removed for other uses.

Second Program: Application Control Center

Refer to the Third Program of Policy 2 addressing the provision of a centralized application process. This process positively impacts the ability of the building industry to provide lower cost housing by reducing processing time.

Third Program: Innovative Design and Building Techniques

The City Development Department will accept and consider written requests to examine specific City land use controls and building standards which are deemed by the Housing Industry to discourage innovative design or that exclude low, moderate, and middle income households from the local housing market. Requests may be submitted to the Department Director.

Using the State's Historic Building Code, arbitrary requirements that would destroy a structure's historic fabric have been waived. The City has also formed a Building Code Commission to review design and building techniques. Further, the Building Industry Association has developed a Prototype Housing Program which considers innovative building design and materials to enhance aesthetic and structural value, and promote energy efficiency and land conservation. The Housing Element Citizen's Advisory Committee has requested that the City should consider land use controls and building standards which support improved air quality and energy efficiency and conservation, including consideration of a maximum allowable distance between the placement of hot water heaters and plumbing outlets in new or improved residential structures.

POLICY 9

Promote development, design and programs which provide increased residential security and safety.

First Program: Neighborhood Watch

The City of Fresno Police Department shall continue its Neighborhood Watch Program. As of April, 1991 there were 1,924 Neighborhood Watch groups within the five (5) geographical policing areas. In addition to increasing residential security and safety, this successful program

1 adds to a sense of neighborhood identity and improves communication between the Police
2 Department and the citizens it serves.

3
4 Second Program: Uniform Security Code

5
6 The Development Department prepared amendments to the Fresno Municipal Code in April,
7 1991; specifically to implement appropriate portions of the Uniform Security Code, which sets
8 standards that make housing units more resistant to unlawful entry.

9
10 Such action is a follow-up to an earlier preliminary report on the applicability of the
11 International Conference of Building Officials Uniform Security Code to the Fresno jurisdiction.
12 Development Department staff will continue to prepare suitable Municipal Code amendments that
13 will make future dwelling units more resistant to unlawful entry.

14
15 Proposed changes will be reviewed by citizen and industry groups including relevant members
16 of the construction industry, building material suppliers and other affected parties.

17
18 Third Program: Entitlement Review/Residential Security

19
20 The Development Department, in cooperation with appropriate City Departments and other local
21 governments and agencies, will continue to utilize established development entitlement processes
22 to provide effective residential security.

23
24 Such processes include environmental assessment, subdivision review, zone changes, conditional
25 use permits and site plans. As a part of the evaluation processes indicated, the Department shall
26 attempt to bring security problems to the attention of developers and to seek remedies as
27 problem areas are identified.

28
29 The City Development Department considers the location of iron grill work, the distance of
30 carports from a residential structure and the utilization of dead bolt locks, during review of plans
31 for new housing or plans for rehabilitation or preservation of units.

32
33 The City Fire Department reviews landscape plans to assure accessibility to structures. Further,
34 the plans are evaluated to lessen the possibility of fire spreading to adjacent structures.

35
36 The Police Department operates a sub-planning section which evaluates landscaping, building
37 and site design from the security perspective.

POLICY 10

Promote and support development of adequate housing for different lifestyles, family types and sizes.

First Program: General Plan Update

Refer to Policy 1, First Program which outlines the Development Department/Planning Division's responsibility to update the Fresno General Plan.

As noted in Policy 1, First Program, the General Plan is scheduled for update by December, 1994. Issues which may be addressed during the Plan update include: increasing family sizes, apartment concentration and size problems, water quantity and quality issues, air quality and sewer capacity. The General Plan update will increase residential densities along major transportation corridors.

City Development Department staff will focus on developing a policy which addresses the need for additional large family apartments. It should be noted that older housing units fill a market niche, since they include more rooms and larger yard areas.

Second Program: Condominium Conversion Ordinance

Refer to Policy 2, First Program, which addresses the City's Condominium Conversion Ordinance. The conversion of apartments to condominiums can have a major impact upon those who rent. The Condominium Conversion Ordinance has been adopted to, among other things, provide some protection for those who rent.

Third Program: Housing Assistance Plan/CHAS

The City has pursued the goals of the HUD Block Grant Housing Assistance Plan (HAP) relative to the provision of housing for lower-income small and large families, the elderly and the handicapped. The 1989-91 Plan remained in effect through September 30, 1991 (reference Appendix A). The State has prepared a Comprehensive Housing Assistance Strategy (CHAS) to identify programs. The City must then prepare and adopt a Comprehensive Housing Assistance Strategy (CHAS) by January, 1992. A draft CHAS was prepared in August, 1991, and was circulated for review and comment. The document has been submitted to HUD and will be approved on February 7, 1992. (Refer to Appendix B).

1 Fourth Program: Elderly Housing

2
3 The Development Department staff will continue to facilitate the development of housing for the
4 elderly by supplying demographic data to interested developers and by providing other available
5 information such as that related to suitable sites. The City will also maintain the elderly housing
6 provisions of the Municipal Code which allow increased densities for such housing projects.

7
8 The recently expired Block Grant Housing Assistance Plan identified the number of elderly
9 housing projects to be assisted between 1988 and 1991. Several large elderly housing projects
10 have been developed since the 1985 Housing Element was adopted, including expansion of San
11 Joaquin Gardens, construction of Windham at St. Agnes, and Carrington Point, expansion of
12 Glen Agnes which is operated by the owners of Masten Towers, and conversion of the Hacienda
13 which was changed from a hotel to elderly housing.

14
15 Further, the Fresno and Madera Area Agency on Aging, Housing Authority and Older American
16 Organization have all been active participants in the provision and monitoring of elderly housing
17 in the City of Fresno.

18
19 Fifth Program: Migrant Housing Needs Study/Support

20
21 The City shall continue to monitor the extent of the migrant housing problem within the FCMA
22 and support efforts of the Fresno City and County Housing Authorities (FCCHA) and of non-
23 profit organizations to meet the needs identified.

24
25 The 1989-91 HAP cited the Fresno County Housing Authorities' Study on Migrant Farmworkers
26 which indicates the home base of farmworkers, the number of farmworkers hired during the
27 harvest period (30,000-80,000 farmworkers), profiles the migrant worker, and identifies the
28 number of farmworkers who need housing and the number of farmworkers who cannot find
29 housing (22,800).

30
31 As of 1988, several recommendations cited in the Study have been implemented including:
32 expansion of the Parlier Migrant Center in southeast Fresno County, location of a migrant labor
33 center along Interstate 5 in the City of Firebaugh in western Fresno County and establishment
34 of a year-round farm labor center in the Orange Cove area in southeast Fresno County. FCCHA
35 has completed the California and West Avenue permanent farm labor camps. The Raisin City
36 farm labor camp is being demolished.

37
38 Further, the State Department of Housing and Community Development recently indicated that
39 up to \$10,000,000 in grants are available to developers of migrant housing. The grants will be
40 distributed to local agencies and private non-profit entities to develop housing for low and very
41 low income migratory agricultural employees and their families through Proposition 84,

1 approved in November, 1988. The FCCHA has applied for \$4.8 million for migrant housing.
2 Application processing was delayed until the County's Housing Element Update was approved.
3

4 The Draft 1991 Fresno County CHAS addresses the needs of Migrant Farm Workers, citing the
5 Fresno County Housing Authority Study, and indicates that monies for farmworker housing
6 should continue to be targeted for rural areas. The 1991 CHAS also indicates that the financial
7 and administrative responsibility for construction and maintenance of migrant housing should
8 remain with the County of Fresno.
9

10 Sixth Program: Mobilehome Park Feasibility Study

1 City Development Department staff investigated the potential of developing a City-sponsored
2 mobile home park for lower income households and the potential for placing such a park under
3 City Housing Authorities' Management. The investigation was completed in October, 1986.
4 The results of this investigation indicated that it would be very difficult to develop a park, due
5 to financing requirements and a lack of interest by mobilehome owners. As a result, no park
6 was built.
7
8

9 It is the opinion of the Housing Element Citizen Advisory Committee that there is a lack of
0 interest in the local market regarding development of additional mobilehome parks. However,
1 one group of park occupants is interested in purchasing the existing park in which they live
2 (Westlake). In late 1991, they were in the process of applying for state monies and had asked
3 that the City act as application co-sponsor.
4

5 Seventh Program: Mobilehome Park Code Enforcement Feasibility Study

6 The City Development staff investigated the potential of transferring mobile home park permit
7 issuance/code enforcement from the local division of the State Department of Housing and
8 Community Development. The result of this action brought the service under the control of the
9 City and therefore makes it more quickly responsive to citizen complaints.
0

1 Eighth Program: Mobilehome Rehabilitation Feasibility Study

2 In order to facilitate the ability of otherwise eligible mobilehome park residents to qualify for
3 Section 8 space rent subsidies, the Development Department staff investigated the feasibility of
4 linking the City's Housing Rehabilitation Program to the Section 8 Rent Subsidy Program, when
5 advised of a need by Housing Authorities staff. Some applicants' mobilehomes do not meet the
6 housing quality standards of the Section 8 Program and have been denied access for that reason.
7 The option was available in theory, but in reality, it was very difficult to utilize, due to
8 differences in construction standards.
9
0
1

POLICY 11

Assure that the urban area emergency housing supply is adequate, and that there are safe/adequate locations to meet basic community needs, and work with other agencies to provide adequate housing for the homeless.

First Program: Development Support/Emergency Housing

Facilitate development efforts of other government agencies and non-profit associations when increases in emergency housing supply are deemed necessary. According to the Comprehensive Homeless Assistance Plan (CHAP) for Fiscal Year 1990-91, the City and Fresno County received \$68,000 in FY 1988 and \$55,000 in FY 1989 for emergency housing activities through the HUD Emergency Shelter Grant and the HUD Emergency Shelter Program for rehabilitation. The City made this funding available to several local organizations that provide emergency housing.

The 1991 Draft CHAS indicates that local homeless agency operations in Fresno will receive approximately \$180,000 in financial support from the City to maintain, enhance and expand existing facilities and services for the homeless. Limited funds available for the homeless are expected to result in a modest annual increase in shelter and transitional services. For fiscal year 1992, ten (10) additional transitional housing units for families are projected.

Second Program: Housing for the Homeless

In 1992, the City Department of Economic Resources will request that the City, the County of Fresno and the City of Clovis jointly sponsor a series of workshops on the Homeless problem in Fresno County. The purpose would be to better define the Homeless problem and develop alternative Homeless housing strategies which can be considered and coordinated by local, federal and state agencies.

Third Program: Information and Referral/Emergency Housing

Support efforts of the Fresno County Library Information and Referral Service and the Fresno County Consumer Protection Division to increase public knowledge of various emergency service agencies within the community and of the specific types of service provided by each.

The Draft Social Element of the Fresno General Plan reinforces links between the County Library Information and Referral Service and City staff. The City also provides a directory which identifies a variety of public services including those related to housing. Further, the County's Social Services Department provides information and makes referrals to emergency housing providers.

POLICY 12

Provide support for the development of market rate, high-quality housing in the inner-city, to achieve a better economic mix.

First Program: Redevelopment

The Department of Economic Resources shall continue to recommend the creation of additional redevelopment project areas, as well as implement redevelopment plans in its existing project areas, so that a larger supply of market rate, high quality, inner-city housing may become available. This activity would aid in the revitalization of neighborhoods and strengthen the local tax base. Further, the City will consider utilizing more of the twenty percent (20%) set-aside funds as "seed" money to foster affordable housing with such incentives as subsidized loan rates, down payments, development fees, and provision for land assembly.

Approximately 330 units of demolition quality were expected to be replaced over the 1988-91 Block Grant Housing Assistance Planning period. The 1991-96 Draft CHAS identifies \$1.2 million in City funds in 1992 to assist with the replacement of significantly deteriorated or substandard homes. This translates into an annual average of 40 assisted homes with 50 percent of these homes expected to be occupied by very-low income renters.

The Jefferson Area Plan, adopted in 1984, contains a proposal for the redevelopment of 300 acres just north of the downtown area and contains two housing-related land use and redevelopment program objectives:

- . new housing would be earmarked for the target area bounded by McKenzie, Illinois, Diana and Fresno Streets; and
- . areas are designated for residential infill projects and rehabilitation. Several alternatives are presented to acquire existing structures and relocate residents.

Redevelopment Plans, which have been initiated or approved since 1985, include: the China Town Expanded Area Plan and the Fresno Airport Redevelopment Area Plan. Redevelopment plans which the City is pursuing include the Fulton Lowell Area Plan, the Pinedale Area Plan and the Yosemite Area Plan. Amendments to the Southwest Fresno General Neighborhood Renewal Area Plan need to be done. As part of its fiscal review and approval process, the City Council will prioritize areas for redevelopment planning efforts.

1 Second Program: Performance Report/Community Development

2
3 The Department of Economic Resources shall continue to provide annual performance reports
4 relative to housing production in established community development areas.

5
6 Since 1985, the City has submitted performance reports to HUD on an annual basis.

7
8 Third Program: Urban Design Task Force

9
10 In 1984, the City Council established a Task Force, the purpose of which was to develop urban
11 design policies that would facilitate infill while protecting neighborhood integrity. A committee
12 structure and work program were in place by July 1, 1984, and a report was presented to the
13 Council in 1988. Recommendations from this report are being and will continue to be
14 aggressively considered by the City.

15
16 Recommendations which have been implemented include the Mid-Rise/High-Rise policy,
17 improved parking lot shading standards and improved landscaping and sign standards. A draft
18 Master Tree Plan is currently under review.

19
20 POLICY 13

21
22 Provide support for the development of assisted housing in areas not impacted with minority and
23 low income groups and locate subsidized/affordable housing proximate to employment,
24 transportation, commercial and recreational centers.

25
26 First Program: Housing Assistance Plan/CHAS

27
28 The City of Fresno Department of Economic Resources shall continue its effort, through
29 development and implementation of the CHAS, to encourage the dispersal of assisted housing
30 throughout the City of Fresno. The Block Grant housing goals have consecutively been
31 developed in three year increments since 1975 and have served as the City's guide for housing
32 assistance programs (refer to the Plan summary beginning on page V-19). The 1991-96 Draft
33 CHAS was developed to identify new goals over a five (5) year period. Specific goals of the
34 recently expired 1989-91 Housing Assistance Block Grant Plan and Draft CHAS are identified
35 in Appendix A and B.

36
37 Second Program: Site Identification

38
39 The City of Fresno Development Department identified potential sites for subsidized low and
40 moderate income housing in October, 1985. The availability of this information has facilitated
41 dispersal of subsidized low and moderate income units throughout developing areas of the

community. The data was made available to the Fresno City and County Housing Authorities and was also available to members of the general public. One of the purposes of site evaluation was to consider accessibility to transportation, employment, commercial and recreational centers. The Study also identified sites, the selection of which would minimize the concentration, magnitude and quantity of assisted housing within any one development site or existing neighborhood. All sites identified as being appropriate were under private ownership at the time the Study was prepared.

The Study of Potential Sites was provided to the Fresno City and County Housing Authorities as part of the 1985-88 HAP. The City contacted the Housing Authorities to determine current site identification needs. Since City site information has been, and will continue to be, made available for computerization and use by the Fresno City and County Housing Authorities, adequate and up-to-date site information is easily available on an ongoing basis, and independent studies are no longer needed.

Third Program: General Plan

Refer to the Policy 1 and Policy 10, Programs which address update of the City's General Plan. The redesignation of areas to allow for higher density residential development was implemented as part of the 1984 General Plan update. The General Plan update is scheduled for completion in 1994 and will continue to pursue higher density residential designations along major transportation corridors, disbursed throughout the Metropolitan Area.

POLICY 14

Assure the fairness and adequacy of compensation and relocation assistance to persons and families displaced by public programs.

First Program: Counseling, Displacement, and Relocation

Housing counseling assistance shall be offered to all those affected by any rehabilitation program and demolition due to City Code enforcement, or City sponsored replacement of housing. The City will seek additional financial and technical assistance to improve its housing counseling programs when potential sources of public funds are identified. Upon request, the City will also provide redevelopment program information to community organizations interested in providing counseling assistance within those areas affected by such programs. Consideration is given to allowing residents an opportunity to remain in affected neighborhoods.

The City requires thorough review of projects and citizen participation prior to removing or relocating housing and finding replacement housing for relocated or dislocated households. The City also has policies and procedures in place to comply with Federal rules and regulations

1 regarding displacement of low and moderate income persons. Such policies and procedures
2 include provisions to avoid and minimize displacement of low and moderate income persons,
3 provide reasonable and sufficient relocation assistance to displaced persons of low and moderate
4 income, and provide programs which preserve and expand the availability of housing for persons
5 of low and moderate income. The Fresno City and County Housing Authorities provide
6 displacement assistance to all affected persons regardless of income.
7

8 Approximately eleven (11) homes are being relocated from a noise impacted area near the
9 Fresno Air Terminal with funds currently available. Further, a SMART Program will be
10 initiated in 1992 to retrofit homes within noise impacted 65 Community Noise Equivalent Level
11 (CNEL) areas. Refer to page IV-10 for full details regarding the long-term mitigation that has
12 been planned.
13

14 Second Program: Citizen Participation
15

16 The Department of Economic Resources shall continue to assure compliance with the Uniform
17 Relocation Act and all other laws and regulations relative to relocation.
18

19 Third Program: City-wide Relocation Plan
20

21 In accordance with HUD requirements, the Department of Economic Resources is required to
22 prepare a City-wide Relocation Plan. The Plan was completed in January, 1986 and replaced
23 earlier plans developed for specific redevelopment areas. Further, relocation planning efforts
24 were addressed in the 1989-91 HAP and are addressed in the 1991 CHAS scheduled for approval
25 by HUD in February, 1992.
26

27 POLICY 15
28

29 Support, participate in, and/or coordinate as appropriate, the activities of local governments,
30 citizens groups and the private sector relative to the provision of adequate housing for all
31 households.
32

33 First Program: Citizen Participation
34

35 The City of Fresno shall periodically review its Citizen Participation Program so that
36 participation may be encouraged and facilitated. Representatives from various City Departments
37 shall meet regularly with Citizens Advisory Committees and Commissions and Council District
38 Groups to receive timely input related to housing plans and activities. Meetings at the
39 "neighborhood" level are also important. Private industry representatives and public agencies
40 which provide housing services will also be invited to give regular input.
41

1 In addition to receiving input from the City's established Citizens Advisory Committees and
2 Commissions, the Council will continue to be responsive to other citizens groups who organize
3 and give input related to specific plans and housing related policies and issues.
4

5 Documentation of active citizen participation during Community Plan updates, development of
6 the Tower District Area Specific Plan and the City's Social Goals and Policies Plan, as well as
7 this Housing Element update, are on file with the City's Development Department.
8

9 To assist staff with development of this Housing Element update, the Housing Element Citizens
0 Advisory Committee was formed in June, 1991. It has met on a regular bi-monthly basis to
1 review sections of the Element, with particular emphasis on review of goals, policies and
2 programs. The Committee is composed of representatives from the Fresno Board of Realtors,
3 the Building Industry Association, the Rental Housing Association, the Fresno City or County
4 Housing Authorities, Habitat for Humanity, the YWCA, the Community Housing Leadership
5 Board and members of the public at-large.
6

7 Second Program: Council of Governments

8

9 The City of Fresno will continue its membership in the Council of Fresno County Governments
0 and will work closely with that organization on issues related to housing, including the
1 development and implementation of the mandated Regional Housing Needs Plan. The 1984
2 Housing Needs Determination Plan was updated in accordance with State law in 1990. The
3 1990 Housing Needs Plan has been referenced by this Housing Element Update, specifically
4 incorporating the housing needs projections for all income groups for the years 1991 through
5 1996 as they relate to the City of Fresno.
6

7 Third Program: Agency Staff Coordination

8

9 The City of Fresno Development Department shall continue to coordinate periodic meetings of
0 appropriate staff people from local governmental agencies and non-profit corporations to examine
1 housing related issues. Governmental agencies to be represented will include the Council of
2 Fresno County Governments, the County of Fresno, the Fresno City and County Housing
3 Authorities, the Federal Housing and Urban Development Department, the Community Housing
4 Leadership Board, the Economic Opportunities Commission, the Fresno-Madera Area Agency
5 on Aging, NOAH, the Housing Assistance Corporation and others, as appropriate. One of the
6 issues these agencies will continue to examine is the need for a central depository and retrieval
7 system for housing-related information.
8
9

1 Fourth Program: CSUF Resources

2
3 The City of Fresno shall continue to utilize the resources of California State University, Fresno,
4 to identify and address the housing related issues of the community. Such resources include,
5 in particular, the University's students, faculty and library.
6

7 Recently the City contracted with CSUF faculty to develop the General Plan Social Element.
8 The Urban and Regional Planning Section of the Political Science Department, has also studied
9 issues related to properties along Blackstone Avenue. Further, the CSUF School of Business
10 and Administrative Sciences, Valley Business Center, has prepared the Annual Housing Report
11 since 1975. This report was utilized during preparation of the Housing Element Update and the
12 annual Statistical Abstract prepared by the City Development Department.
13

14 Fifth Program: Other Non-Profit Resources

15
16 The City of Fresno shall continue to utilize the resources available from private and public
17 agencies to identify and address housing related issues of the community. Such resource
18 agencies include the Fresno Board of Realtors, the Fresno Rental Housing Association, the
19 Building Industry Association of the San Joaquin Valley, the Western Mobile Home Association
20 and the Golden State Mobile Home Owners League, Habitat for Humanity and the many public
21 agencies which provide housing services in the local area. Several non-profit housing providers
22 work in the Fresno area. Self Help Enterprises initiated its latest housing project in the City of
23 Fresno in June, 1991. NOAH was established in 1990 to promote the development of housing
24 in areas where private developers do not. Finally, the Housing Assistance Corporation was
25 established in 1988. This is a non-profit housing corporation administered by the Fresno City
26 and County Housing Authorities. The purpose of this housing corporation is to promote or
27 construct single family housing in areas by-passed by developers. As these corporations gain
28 experience, the range of available programs may be expanded.
29

30 Sixth Program: Housing Affordability and Cost Gap Analysis

31
32 The City, along with Fresno County and other local governments, private industry and other
33 housing related interest groups, will pursue the joint development of a regional housing
34 affordability and cost gap analysis. The City will encourage that the results of this analysis be
35 utilized by the Council Of Fresno County Governments in its development of the Regional
36 Housing Needs Plan. This analysis would be used by local jurisdictions to develop focused
37 programs which meet the needs of special groups identified by this analysis.
38

39 The City, along with the Fresno City and County Housing Authorities will assume a leadership
40 role in order to organize and bring groups together to discuss the joint preparation of a regional
41 housing affordability cost gap analysis or **Comprehensive Housing Strategy**. The focus of the

Strategy is to identify and analyze the dollar difference (gap) between the cost of housing produced together with its maintenance costs, and the amount that community residents at various income levels can afford to pay.

The Strategy is intended to: identify the existing and future housing needs within Greater Fresno, identify resources, review housing policy, provide for the development of a capital plan to close the gap/need, and address the legal requirements of State and Federal housing law documented in the Comprehensive Housing Affordability Strategy (CHAS) and the Housing Element. Policy 4, Fifth Program (reference page VI-13), identifies a number of new financing programs which may be considered during development of the Strategy.

It is anticipated that a consultant with expertise in economics would be required to develop the Comprehensive Housing Strategy, given the complex analysis requirements outlined in Phases 1 and 2 which follow. Public and Private funds will be sought to help pay for costs associated with each Phase.

At a minimum, the Strategy should include the following components:

PHASE 1: (to be completed in 1992)

1. Retain a Citizen's Advisory Committee to oversee development of the Comprehensive Housing Strategy. Efforts will include development of Study objectives, review of consultant work activity, the identification of financial resources to accomplish Phase 1, Task 2, and review of tasks identified in Phase 2.
2. Prepare a *Housing Affordability and Cost Gap Analysis* which defines target income groups, estimates affordability at each income level, identifies new and rehabilitation related housing costs, and calculates the affordability gap/need.

The definition of target groups and estimates of affordability at each income level will be developed. The economic consultant will use the results of that analysis, together with an identification of new and rehabilitation costs, to calculate the housing affordability need/gap.

PHASE 2: (timeframe to be determined)

1. Develop a *Public Consensus Building Strategy* which educates community residents and public decision makers on housing needs and the affordability gap. As a part of the Consensus Building Strategy, organize and conduct an Annual Housing Forum to inform and educate the public and private sector on housing issues.

2. Identify and analyze Funding/Subsidy Mechanisms to close the gap/need.
3. Develop a Capital Plan which identifies the many sources of capital necessary to make affordable housing development feasible. In addition to identifying possible sources of funds, the plan should seek advance commitments so such funds are available when needed.
4. Prepare a *Nexus Study* which identifies the specific types of fees/taxes which would be used to close the housing affordability gap, considering housing demand generated by various types of employers (cause and effect relationship).

POLICY 16

Support the enforcement and development of Federal and State anti-discrimination laws.

First Program: Complaint Referral

The City of Fresno, through the Development Department and the City Attorney's Office, will refer all inquiries and complaints concerning housing discrimination to the District Office of the State Department of Fair Employment and Housing, the Federal Department of Housing and Urban Development and Fresno County Consumer Protection Division for processing. It should be noted that the Fresno County Consumer Protection Division has been consolidated into the Community Development Division of Public Works and Development Services Department. In addition, the Community Housing Leadership Board accepts complaints regarding landlord and tenant rights and refers them to the proper agency.

Second Program: Support of Current Law

The City of Fresno shall continue to use Community Housing Leadership Board and Consumer Protection services to support enforcement of Fair Housing laws, as expressed in Title 8 of the Civil Rights Act of 1968, as amended. Through the City's Block Grant Program, funds have been contributed toward this effort.

Third Program: Community Housing Leadership Board of Fresno and Madera

The City will continue to further housing opportunities through its ongoing participation in the activities of the Community Housing Leadership Board of Fresno and Madera Counties. The Board sponsors workshops and Housing Information Fairs, prepares brochures on landlord/tenant rights and other issues, monitors affirmative marketing, and works closely with the State Department of Fair Employment and Housing and with the Fresno County Consumer Protection Division.

The CHLB initiated a tape recording program, Rentsense, which is provided in English and Spanish. The program answers questions electronically regarding applications of housing law. They are currently studying Community Reinvestment Act activities in the local housing market area and are planning a related workshop for mid 1992.

POLICY 17

Insure that new residential construction is consistent with the environmental goals of the City of Fresno, including those related to water conservation.

First Program: Environmental Review

On an ongoing basis, and as part of the established City of Fresno environmental review process, the Development Department will continue to review residential projects for consistency with the City of Fresno adopted environmental goals, Environmental Quality Ordinance and the State of California Environmental Quality Act. Projects with federal funding may be subject to the National Environmental Protection Act. In 1991, the City reestablished a central environmental review function in the City's Development Department. This function provides coordinated environmental review for all City Department projects.

Second Program: Designation of Noise Impacted Areas

Areas of the City exposed to existing or projected exterior noise levels exceeding Day-Night Average Sound Level/Community Noise Equivalent Level (Ldn/CNEL) 60 decibels shall be designated as noise-impacted areas.

Noise impacts are assessed through the environmental review process, to meet state and federal requirements. The Sierra Sky Park Plan was updated in 1985 and the Fresno Air Terminal Environs Area Specific Plan was updated in 1987. Further, several recent plans, including Community Plan updates or studies, have addressed the issue of noise impacts on sensitive neighborhoods, including the area surrounding Sierra Sky Park in the Buillard Community Plan Area and related to rail issues associated with the Southern Pacific Transportation Company and Atchison-Topeka & Santa Fe Railroad tracks, extended studies related to development near the Fresno Air Terminal, Air National Guard environmental studies which addressed the noise impacts of new fighter jets and an overlay zone district which has been implemented along City expressways. The overlay district requires mitigation of noise impacts of traffic upon new subdivisions and other sensitive land uses. Further, airport related noise mitigation measures are spelled out in a Federal Aviation Authority Part 150 Study conducted for Fresno Air Terminal.

1 Third Program: Noise Mitigation Measures in Project Design

2
3 New development of residential or other noise-sensitive uses shall not be permitted in noise
4 impacted areas unless effective mitigation measures are incorporated into the project design to
5 reduce noise levels in outdoor activity areas to Day-Night Average Sound Level (Ldn) 60
6 decibels (Db) or less and interior noise levels to Ldn 45 Db or less in noise sensitive rooms.
7 Evaluation is an ongoing part of the project review process.

8
9 The City continues to comply with the Federal Aviation Administration, Part 150 Buy-out
10 Program which requires development to relocate or retrofit housing located within noise
11 impacted areas near the Fresno Air Terminal. The City also complies with state noise mitigation
12 requirements.

13
14 Fourth Program: Revision of the General Plan Noise Element and Noise Control Ordinance

15
16 The City's Noise Element will be re-evaluated through the General Plan update process, which
17 is to be completed in 1994.

18
19 The City Noise Control Ordinance (City Code Section 8-301) shall subsequently be revised, as
20 necessary, to be consistent with the provisions of the Noise Element.

21
22 **POLICY 18**

23
24 Enhance housing livability and reduce costs through energy conservation in new and existing
25 housing.

26
27 First Program: Energy Element and Development Standards

28
29 The Development Department, in conjunction with energy consultants, completed a grant
30 financed energy study in September, 1980. An Energy Element was incorporated into the 1984
31 General Plan update and its policies are now in place. The City's program for energy
32 conservation as it relates to housing will continue to be implemented as follows:

33
34 . the design of new housing must comply with energy conservation standards
35 contained in State law;

36
37 . subdivision design, to the extent feasible, shall provide for passive or natural
38 heating and cooling opportunities and for other measures that conserve non-
39 renewable resources. Design measures to accomplish these objectives may
40 include, but are not limited to, the arranging of streets, lots, buildings and
41

landscaping. Criteria which the City uses to evaluate such design are in Section 12-1012 of the Fresno Municipal Code; and

front, side, and rear yards may be less than the required setback in single-family residential subdivisions in order to enhance building orientation for energy conservation purposes, provided that the Development Director makes certain findings as summarized in Section 12-306 of the Fresno Municipal Code.

Second Program: Energy Conservation and Rehabilitation

The Development Department will continue to incorporate energy conservation features within its housing rehabilitation programs. The Fresno County Economic Opportunities Commission implemented a Weatherization Program in 1979. The Program was to provide weatherization assistance to 14,500 units over a three year period for an annual average of 4,833 per year. According to 1989-1991 annual Housing Assistance Plan performance data, the Weatherization Program actually assisted an average of 7,175 units or 2,342 more units than projected in the revised annual HAP goals identified above.

POLICY 19

Minimize costs to local government related to new residential construction in fringe areas.

First Program: Urban Growth Management

The Development Department will continue to administer the City's Urban Growth Management Ordinance. The purposes of this ordinance are to identify the demands on municipal facilities or services created by any proposed development and to provide the means for satisfying such demands, to identify any harmful effects of any such development and protect the City and its residents by minimizing the costs of municipal facilities and services, and to maintain a high quality of such facilities and services.

New fees have been included in the UGM process since 1985 including: parks and recreation, fire station and water supply well reimbursement fees.



CHAPTER VII

Public Participation



CHAPTER VII PUBLIC PARTICIPATION

The Development Department staff has carried on a dialogue with business, civic, and citizen groups during the preparation of the Housing Element draft. Meetings were held to discuss the document and review comments and recommendations of various community groups. Some comment was received via telephone conversations. The groups representing the business sector of the community included: the Building Industry Association of the San Joaquin Valley, the Fresno Board of Realtors, the Rental Housing Association, as well as various Non-Profit Organizations and individual developers and builders. The civic and citizen groups included representatives from the Fresno City and County Housing Authorities, the Community Housing Leadership Board, Habitat for Humanity, and others.

Staff initiated the citizen participation process through discussions with the fifteen member Housing Element Citizen's Advisory Committee. This committee was appointed by the City Council and represented a diverse group of individuals and organizations that are concerned with housing issues. Comments received from this committee were integrated into the Final Draft of the Housing Element.

The committee held thirteen noticed public meetings between June, 1991 and January, 1992. Meeting minutes were included in the information packets supplied to the Planning Commission and will be included in the information packet for the City Council. Noticed public hearings are scheduled during April, 1992 when the Element will be considered by the Planning Commission and Council.

The draft Housing Element was also reviewed by the City's Housing and Community Development Commission, the Central Area Development Commission, and the Historic Preservation Commission. Minutes and resolutions from these groups are also included in the hearing packets.

As required by the Local Planning and Procedures Ordinance, a Noticed Public Information Meeting was held on February 27, 1992. A meeting summary was included in the hearing packets.

Representatives of all economic segments of the community have participated in the public review process.

Through the environmental review process, many groups and agencies were given the opportunity to review and comment. They include the State Clearinghouse, the City of Clovis, the County of Fresno, the Chamber of Commerce, the Building Industry Association of the San Joaquin Valley, the Fresno Board of Realtors, the Rental Housing Association, the Older American Association, the Fresno Madera Agency on Aging, the California Association of the Physically Handicapped, NOAH, the City Public Works and Police Departments, Department of Economic Resources, and Development Department, water districts within the Fresno Urban Boundary, the Community Housing Leadership Board, the Economic Opportunities Commission, Centro La Familia, the Housing Authorities of the City and County of Fresno, the Salvation Army, Help in Emotional Trouble, Inc., Hmong Council, League of Women Voters, Vietnamese Association of the Central Valley, Lao Family Community, Friendship Center for the Blind, Inc., Evangel Home, Fresno Rescue Mission, Young Women's Christian Association, and the Council of Fresno County Governments.

In addition, the document was reviewed by the Neighborhood Alliance, the Fresno City and County Historical Society, and some persons from the general citizenry.

INTERGOVERNMENTAL COORDINATION

Staff has made every effort to assure intergovernmental coordination in the preparation of Housing Element data and programs. The roles of major agencies are explained throughout the document. Through a joint planning committee, the County and its cities worked to provide a comprehensive approach to meeting regional housing needs. They met with representatives of the State Department of Housing and Community Development to familiarize themselves with the mandates of State law which would need to be addressed within local housing elements.

The governmental agencies having a significant interest in housing are identified on page VII-2. These agencies have been given the opportunity to review the Draft Housing Element. All major jurisdictions and agencies that normally review City documents also took part in the review process.

City of Fresno

City Development Department: Administrative, Development Services,
Inspection, Planning and Housing Divisions

City Economic Resources Department

City Public Works Department

City Attorney's Office

- . City and County Housing Authorities
- . City of Clovis
- . Fresno County Public Works and Development Services Department
- . Department of Housing and Community Development, State of California
- . Council of Fresno County Governments

ENVIRONMENTAL REVIEW

The State Office of Planning and Research Clearinghouse will review the project environmental assessment. A Declaration of Negative Environmental Impact for the Housing Element has been prepared. It is anticipated that the Clearinghouse will verify compliance with environmental review requirements pursuant to the California Environmental Quality Act.

PERFORMANCE EVALUATION

Pursuant to Sections 65580 through 65589, Chapter 1143, Article 10.6 of the California Government Code, the City of Fresno has reviewed its housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal, the effectiveness of the Housing element in attainment of the community's housing goals and objectives, and the progress of the City in implementation of housing related programs. The Housing Element was revised to reflect the results of this review. The draft Housing Element was also submitted to the State Office of Housing and Community Development for review and comment.

PROVISION FOR UPDATE

State law now requires a formal periodic update of the Housing Element - the current one by July 1, 1991, and at five-year intervals thereafter. More frequent informal updates are recommended. Updated information will be provided to the City Council.

1 The following criteria will be used and reflected in the mandatory update at the five-year
2 interval:

- 3 . the effectiveness of the housing program in relation to the goals and objectives
4 will be evaluated;
- 5 . plans started since the last update and proposed plans will be identified; and
- 6 . discontinued plans or plans that are to be discontinued will be indicated.

APPENDICES

APPENDIX A

1989-91 HOUSING ASSISTANCE PLAN

NARRATIVE-ANNUAL GOAL

Specific Actions to Implement Annual Goal

-Units to be Assisted

The City's annual goal includes actions directed toward the accomplishment of the first year increment of the three year goal in all areas of housing needs. Both annual needs and goals are described.

New Construction

Specific actions the community will take to meet its annual New Construction Goal are as follows:

Mortgage Revenue Bond Program

The City expects to authorize the issuance of Bonds for the development of owner housing. In Fiscal Year 1989, the City anticipates the issuance of bonds to finance 163 owner occupied units already completed. Each project so financed will thereby reserve 20 percent of the units, or other such portion established by the federal government, for the benefit of lower-income households. The three year goal is 50 lower income owner units and 30 lower income rental units. It is anticipated that 35 lower income owner units and 0 lower income rental units will be produced in the first program year. For full details of the program, refer to the Three Year Goal Narrative.

Other New Housing

The generation of other new housing is possible but not probable from as yet unfunded sources. These may include Section 202, Section 8, new construction, Section 235 and/or other programs. It is expected that some or all of the following sources will help in achieving that goal: California Housing Finance Agency, State of California Department of Housing, and the Department of Housing and Urban Development. The City does not anticipate any availability of these funds for new units from the above sources over the next year has been made.

Other Actions the City Will Take to Meet Its Annual New Construction Goal

The City is, and will continue to be, active in working with private sector interests in construction, real estate, finance, and housing management to cultivate an awareness of the community's housing needs. This effort has resulted in continuing housing development under bond financing.

The 1984 General Plan has incorporated significant increases in residential densities. Such action has the potential for reducing development costs per lot and housing unit.

The City is currently considering the establishment of a non-profit Housing Development Corporation. It is anticipated that the corporation could be used to build affordable owner and rental housing in redevelopment and neighborhood revitalization targeted areas.

New Construction Needs and Goals Summary

NEW CONSTRUCTION NEED

Need Type	Number of Units
Demolition quality units needing replacement (Part I, Table I, (6C + 7C) - (6E + 7E))	4,369
Expected to reside Displacement anticipated (Part I, Table II, 12K, 67 + 36 = 103)	0 80
Total	4,472

ESTIMATE OF REASONABLE ACCOMPLISHMENT

Accomplishment Type	Number of Units
5% Replacement of 4,998 demolition quality units to be accomplished in three years	218
100% Replacement of 103 units to be displaced	80
Total Estimate - Three Year Period	330
Estimate - First Year (121)	110
3	

PLANNED NEW CONSTRUCTION

Program Type	Fiscal Year 1988
--------------	---------------------

City of Fresno

Qualified single family mortgage bonds-\$38 million allocation is expected to generate 250 new units over three year period, 50 of which will be in the lower income owner category. All will be produced in the second and third program years.

0

Multiple family mortgage bonds-City anticipate that 0 units will be produced in the first year, as there has been a recent over-building of these units. However, it is expected that 150 multiple family units will be constructed and financed through these bonds in the second and third years. One hundred of these units will be for lower-income renters.

20

Non-Funded Program

Possible: CHFA, State HCD, and HUD 221, 202, 235, and other programs.

50

Total

50

Rehabilitation

Specific actions the community will take to meet its annual Rehabilitation Goals are as follows:

City Housing Rehabilitation Program

The City will continue to utilize public and private sector funds to accomplish rehabilitation goals using HUD Community Development Block Grant and Rental Rehabilitation Program funds as a primary leveraging resources. HUD funds will be provided to owner-occupants and rental property owners as a subsidy to reduce the cost of repairs, enabling the completion of rehabilitation work. Other resources will be sought and used whenever possible. These are expected to include funds from private lenders, HUD Section 312, California Housing Finance Agency, and State of California Housing and Community Development. In recent years, emphasis has been given to the rehabilitation of rental housing units and the benefits of public subsidies for this work has been secured for tenants through the use of Section 8 rental assistance contracts, and through limiting activity to targeted lower income neighborhoods.

Other Actions the City Will Take to Meet its Annual Goal

CDBG funds are, and will continue to be, used for the provision of technical assistance to owners of properties which need rehab. This work in evaluating rehab needs, preparation of specifications and other contract documents, along with quality control measures, provides assurance of proper expenditure of leveraged loan funds.

Direct solicitation of property owners in the target areas is being done by mail, local advertisements, and personal contact. Other solicitation is made as a result of staff contacts through local service organizations, including presentations to realtors and rental property owner groups.

Rehabilitation Needs and Goals Summary

REHABILITATION NEED

-Need Type	Number of Units
Total Substandard units suitable for rehabilitation (Column F, Lines 6 and 7) (Owner-occupied 5,276 = 35%) (Renter-occupied 9,706 = 65%)	14,982

ESTIMATE OF REASONABLE ACCOMPLISHMENT

Accomplishment Type	Number of Units
4,982 X 5% - To be done in three years = 749	
To be done in first year = $\frac{749}{3}$	250

PLANNED REHABILITATION

Program Type	Fiscal Year 1989
City of Fresno Rehabilitation Program	210
Fiscal Year 1989 - 210 units	
Fiscal Year 1990 - 170 units	
Fiscal Year 1991 - 170 units	
Three Year Total - 550 units	
Of the 550 units, 98% or 539 units will be for low income households. 204 of these are lower income units to be rehabilitated in 1989.	
Non-Funded Programs	10
Possible allocations of State HCD funds, CHFA funds, PHA, etc.	
Total	220

Home Improvement

Specific actions the community will take to meet its home improvement goals are as follows:

Energy conservation related home improvements will continue to be installed in 1988 as they have been in the past. A total of 4,500 units may be assisted with funding from a combination of EOC and utility company sources. Solicitation of home owners eligible and willing to participate in this improvement program are now being made through print and broadcasting media as well as by direct door-to-door contact.

In addition, the City will do basic but minimal code related improvements through the Basic Repair Needs Program. This will assist 15 units in the annual goal period.

PLANNED HOME IMPROVEMENT

(Includes weatherization and other improvements which do not cure substandard condition and which may be applied to a standard unit)

Program Type	Fiscal Year 1989
City of Fresno	15
Basic Repair Needs Program	
P.G. & E.	4,500
Through services with Equal Opportunity Commission	
Total	4,515

Specific Actions to Implement Annual Goal
Lower Income Households to Receive Rental Subsidies

The annual goal for lower income households to receive rent subsidies is 240 units including 35 units for the elderly, 115 for small families and 90 units for large families. Households to be assisted, by program type, are as follows:

SECTION 8 EXISTING AND/OR VOUCHER PROGRAM

Year	Elderly	Small Family	Large Family	Total
FY 1989	35	75	70	180

SECTION 8 RENTAL REHAB PROGRAM

Year	Elderly	Small Family	Large Family	Total
FY 1989	0	30	20	50

STATE-FUNDED AFTERCARE PROGRAM

Year	Elderly	Small Family	Large Family	Total
FY 1989	0	10	0	10

CONVENTIONAL PUBLIC HOUSING

Year	Elderly	Small Family	Large Family	Total
FY 1989	0	0	0	0

Note that although the annual goals do not contain any conventional public housing units or Section 202's, 100 units of new construction are included in the housing type preference portion of the form and would allow for the addition of such housing should funding unexpectedly become available.

BAB/mlf
2643S/113
&
2653S/113

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

CITY OF FRESNO

2. GRANT NUMBER

B - 8 8 - M C - 0 6 - 0 0 0 1

3. PERIOD OF APPLICABILITY

FROM: October 1, 1988 TO: September 30, 1991

4. DATE OF SUBMISSION

12/6/88

☒ Original ☐ Revision ☐ Amendment

5. HUD APPROVAL

(Signature of Authorized Official)

(Date)

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHAB		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACANT UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	41,939	386	21,559	198	18,863	5,276	174
7	Renter	35,811	871	18,410	448	16,108	9,706	392

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	2,359	9,104	2,718	14,181
9	Percent	16.63 %	64.20 %	19.17 %	100%
10	Other Lower Income	2,141	6,759	942	9,842
11	ETR	0	0	0	0
12	To be Displaced	17	55	8	80
13	Total	4,517	15,918	3,668	24,103
14	Percent	18.74 %	66.04 %	15.22 %	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENTS
		L	M	N	O
15	Owner	498	250	0	7,500
16	Renter	550	150	0	0

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17	Owner	285	50	0	7,500
18	Renter	539	35	0	0

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	108	360	282	750
20	Percent	14.40 %	48.00 %	37.60 %	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
	Households to be Assisted	110	358	252	720

HOUSING TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

NEW	REHAB	EXISTING
100	450	675

☐ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

Attach map identifying the general locations of proposed assistance II - 32 g.

Approved by HUD as indicated in the correspondence of October 28, 1988

APPENDIX B

1991-96 COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY

CHAS Table 4/5A

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Anticipated Resources & Plan for Investment

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

FY: 1992

Funding Source Federal Funds Awarded or to be Awarded to Jurisdiction	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY (\$000's)							
			Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
1. Home	2,175,000	400,000	300,000	25,000	0	0	75,000			
2. Hope 1	0	0	0	0	0		0	0	0	
3. Hope 2	0	0	0	0	0		0	0	0	
4. Hope 3	0	0	0	0			0	0	0	
5. CDBG	3,300,000	1,000,000	1,000,000	0	0	0	0		0	
6. DOE/Other Energy Prg.	0	0	0			0				0
7. Other RRP- (Specify) Carryover	200,000	200,000	200,000	0	0	0	0	0	0	0
8. Subtotal - Housing	5,675,000	1,600,000	1,500,000	25,000	0	0	75,000	0	0	
9. CDBG (Homeless)		100,000	100,000	0	0	0	0		0	
10. ESG	80,000	80,000	0		0				20,000	60,000
11. Perm. Housing for Handicapped	0	0	0	0		0			0	0
12. Transitional Housing	0	0	0	0		0			0	0
13. Shelter Plus Care	0	0			0					
14. Other (Specify)	0	0	0	0	0	0	0	0	0	0
15.										
16.										
17.										
18. Subtotal - Homeless	80,000	180,000	100,000	0	0	0	0	0	20,000	60,000
19. Total to Jurisdiction	5,755,000	1,780,000	1,600,000	25,000	0	0	75,000	0	20,000	60,000

1991 Fresno Housing Element

Funding Source Federal Funds Awarded or to be Awarded to Other Entities	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY (\$000's)							
			Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
20. Hope 1	100,000	50,000	10,000	40,000	0		0	0	0	
21. Hope 2	300,000	100,000	50,000	50,000	0		0	0	0	
22. Hope 3	300,000	100,000	50,000	50,000			0	0	0	
23. Section 202 Elderly	0	0	0	0	0	0			0	
24. Section 811 Handicapped	0	0	0	0	0	0				
25. Rental Certification	0	0			0			0		
26. Rental Vouchers	754,000	754,000			754,000			0		
27. Mod Rehab SROs Proj.	0	0			0					
28. Perm. Housing for Handicapped	0	0	0	0		0		0	0	0
29. Transitional Housing	417,000	417,000	200,000	0		0			93,000	124,000
30. LIHTC	0	0	0	0	0	0	0	0	0	
31. Public Housing MROP	0	0	0							
32. Public Housing Develop.	14,000,000	14,000,000	0	10,000,000		4,000,000	0	0		
33. Public Housing CIAP	9,000,000	9,000,000	9,000,000	0				0		
34. Public Housing Compre- hensive Grant Program	2,500,000	2,500,000	2,500,000	0	0	0	0			
35. FmHA	0	0	0	0	0	0	0			
36. Other (Specify)										
37.										
38.										
39. Total - Other Entities	27,371,000	26,921,000	11,810,000	10,140,000	754,000	4,000,000	0	0	93,000	124,000
40. Total - Federal	33,126,000	31,701,000	13,410,000	10,165,000	754,000	4,000,000	75,000	0	112,000	124,000

Funding Source Non-Federal Funds	Anticipate to be Available (A)	Expect to Commit (B)	Anticipated resources expected to be committed to projects/activities during FY (\$000's)							
			Rehabilitation (C)	Acquisition (D)	Tenant Assistance (E)	New Construction (F)	Home Buyer Assistance (G)	Planning Grants (H)	Support Services (I)	Operating Costs (J)
State Funds (Specify)										
ESP- YWCA	105,875	105,875	0	87,000	0	0	0	0	14,000	4,375
ESP- TURNING POINT	76,532	76,532	72,706	0	0	0	0	0	0	3,826
	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0
Subtotal - State Funds	182,407	182,407	72,706	87,706	0	0	0	0	14,000	8,201
Local Funds (Specify)										
Program Income RRP Loans	50,000	50,000	50,000	0	0	0	0	0	0	0
Tax Increment Setaside Funds	700,000	600,000	100,000	0	0	500,000	0	0	0	0
Program Income CDBG Loans	50,000	50,000	50,000	0	0	0	0	0	0	0
Subtotal - Local Funds	800,000	700,000	200,000	0	0	500,000	0	0	0	0
Private Funds (Specify)										
RRP- Matching	200,000	200,000	200,000	0	0	0	0	0	0	0
HOME- Matching	400,000	400,000	375,000	25,000	0	0	0	0	0	0
ESG- Matching	180,000	180,000	0	0	0	0	0	0	70,000	110,000
Tax Increment- Matching	1,400,000	1,200,000	50,000	50,000	0	1,000,000	0	0	0	0
Subtotal - Private Funds	2,180,000	1,980,000	625,000	75,000	0	1,000,000	0	0	70,000	110,000
Total - Non-Federal Funds	3,162,407	2,862,407	897,706	162,500	0	1,500,000	0	0	84,000	118,201
Grand Total All Funds	36,288,407	31,563,407	14,307,706	10,327,500	754,000	5,500,000	75,000	0	197,000	302,201

CHAS Table 5B

Goals for Families
to be Assisted with HousingU.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Name of Jurisdiction(s) or Consortium:

FY:

CITY OF FRESNO

92

Assistance Provided by Income Group	Total Section 215 Goals (A)	Total Goals (B)	Renters					Owners			
			Elderly 1 & 2 Member Households (C)	Small Related (2 to 4) (D)	Large Related (5 or more) (E)	All Other Households (F)	Total Renters (G)	Existing Homeowners (H)	First Time Homebuyers With Children (I)	All Others (J)	Total Homeowners (K)
1. Very Low-Income (0 to 50% of MFI)*	3,069	3,069	397	2,293	305	18	3,069	4	4	0	8
2. Mod Rehab & Acquisition	15	15	1	5	9	0	15	0	0	0	0
3. New Const. Sub Rehab, Related Infrastructure	45	45	2	9	26	0	37	4	4	0	8
4. Rental Assistance	3,009	3,009	394	2,279	270	18	3,009				
5. Homebuyer Assistance	4	4							4	0	8
6. Support Services		0	0	0	0	0	0	0	0	0	0
7. Other Low-Income (51% to 80% of MFI)*	72	72	4	13	36	0	52	0	10	0	10
8. Mod Rehab & Acquisition	15	15	1	4	10	0	15	0	0	0	0
9. New Const. Sub Rehab, Related Infrastructure	47	47	3	9	26	0	37	0	10	0	10
10. Rental Assistance	0	0	0	0	0	0	0				
11. Homebuyer Assistance	10	10							10	0	10
12. Support Services		0	0	0	0	0	0	0	0	0	0
13. Total Low-Income (Lines 1 and 7)	3,141	3,141	401	2,306	341	18	3,141	0	14	0	18
14. Other Income (More than 80% of MFI)*		0	0	0	0	0	0	0	0	0	0
15. Grand Total (Lines 13 and 14)		3,141	401	2,306	341	18	3,141	0	14	0	18

*% if appropriate, based on HUD income limits with required statutory adjustments

APPENDIX C

1990 FRESNO REGIONAL HOUSING NEEDS PLAN

**TABLE 7
HOUSEHOLD ESTIMATES AND PROJECTIONS - 1980 TO 1996**

Area		Census 1980	DOF 1989	Increase 1980-1989 WMDR % of Total		1996 Projection	Manual Adjustment	1996 Adjusted
FCMA								
	Clovis	12,430	17,342	4,912	12.65%	20,427	0	20,427
	Fresno	82,045	120,851	38,806	99.92%	145,221	(8,300)	136,921
	Unincorp	35,683	23,910	(11,773)	-30.31%	16,517	8,300	24,817
	Total	130,158	162,103	31,945	82.25%	182,164		182,164
Corridor								
	Fowler	807	1,005	198	0.51%	1,129	0	1,129
	Kingsburg	1,816	2,415	599	1.54%	2,791	0	2,791
	Selma	3,509	4,594	1,085	2.79%	5,275	0	5,275
	Unincorp	4,315	4,357	42	0.11%	4,383	0	4,383
	Total	10,447	12,371	1,924	4.95%	13,579		13,579
East Valley								
	Orange Cove	1,133	1,273	140	0.36%	1,361	0	1,361
	Parlier	1,356	1,885	529	1.36%	2,217	0	2,217
	Reedley	3,429	4,660	1,231	3.17%	5,433	0	5,433
	Sanger	3,776	4,621	845	2.18%	5,152	0	5,152
	Unincorp	7,300	7,401	101	0.26%	7,464	0	7,464
	Total	16,994	19,840	2,846	7.33%	21,627		21,627
Center Valley								
	Kerman	1,333	1,619	286	0.74%	1,799	0	1,799
	Unincorp	6,946	7,148	202	0.52%	7,275	0	7,275
	Total	8,279	8,767	488	1.26%	9,073		9,073
Westside North								
	Firebaugh	1,098	1,192	94	0.24%	1,251	0	1,251
	Mendota	1,300	1,665	365	0.94%	1,894	0	1,894
	San Joaquin	509	547	38	0.10%	571	0	571
	Unincorp	2,326	2,339	13	0.03%	2,347	0	2,347
	Total	5,233	5,743	510	1.31%	6,063		6,063
Westside South								
	Coalinga	2,318	2,943	625	1.61%	3,335	0	3,335
	Huron	658	883	225	0.58%	1,024	0	1,024
	Unincorp	851	844	(7)	-0.02%	840	0	840
	Total	3,827	4,670	843	2.17%	5,199		5,199
Sierra								
	Unincorp	3,636	3,918	282	0.73%	4,095	0	4,095
Total County		178,574	217,412	38,838	100.00%	241,802		241,802

Note: 1989 DOF City Projections per 06/27/89 letter
1989 DOF Unincorp Projections taken from Table 6

**TABLE 8
CALCULATION OF HOUSEHOLD INCOME GROUP ALLOCATIONS - 1996**

Area	Very Low	Other Low	Moderate	Above Mod	Total
STABLE AREAS - Growth < 1,000 Households 1989 to 1996					
Center Valley	2,362	1,641	2,046	3,024	9,073
Westside North	1,858	1,436	1,356	1,413	6,063
Westside South	1,297	958	1,191	1,754	5,199
Sierra Nevada	764	626	805	1,901	4,095
TOTAL	6,281	4,660	5,398	8,092	24,431
SAME SHARE ALLOCATION AREAS					
FCMA	47,870	30,968	38,007	65,319	182,164
Corridor	3,325	2,161	2,912	5,182	13,579
East Valley	5,239	4,063	4,724	7,601	21,627
TOTAL	56,434	37,193	45,642	78,102	217,371
Same Share By Market Area					
FCMA	26.23%	16.97%	20.85%	35.95%	100.00%
Clovis	1989 21.31%	16.89%	23.72%	38.08%	100.00%
	1996 22.54%	16.91%	23.01%	37.54%	100.00%
Fresno	1989 28.23%	17.55%	20.59%	33.63%	100.00%
	1996 27.73%	17.40%	20.66%	34.21%	100.00%
Unincorp	1989 19.70%	14.15%	20.05%	46.11%	100.00%
	1996 21.33%	14.85%	20.25%	43.57%	100.00%
Same Share By Market Area					
CORRIDOR	24.36%	15.91%	21.43%	38.31%	100.00%
Fowler	1989 29.80%	18.99%	22.05%	29.16%	100.00%
	1996 28.44%	18.22%	21.90%	31.45%	100.00%
Kingsburg	1989 22.17%	16.25%	18.87%	42.71%	100.00%
	1996 22.72%	16.16%	19.51%	41.61%	100.00%
Selma	1989 28.09%	15.36%	23.19%	33.35%	100.00%
	1996 27.16%	15.50%	22.75%	34.59%	100.00%
Unincorp	1989 20.38%	15.58%	20.84%	43.21%	100.00%
	1996 21.37%	15.66%	20.98%	41.98%	100.00%
Same Share By Market Area					
EAST VALLEY	24.00%	18.69%	21.69%	35.61%	100.00%
Orange Cove	1989 30.25%	31.12%	24.33%	14.30%	100.00%
	1996 28.69%	28.01%	23.67%	19.62%	100.00%
Parlier	1989 41.97%	23.48%	22.67%	11.88%	100.00%
	1996 37.48%	22.28%	22.43%	17.81%	100.00%
Reedley	1989 23.94%	18.92%	25.03%	32.12%	100.00%
	1996 23.96%	18.86%	24.19%	32.99%	100.00%
Sanger	1989 24.49%	18.79%	24.67%	32.06%	100.00%
	1996 24.37%	18.76%	23.92%	32.95%	100.00%
Unincorp	1989 18.09%	15.14%	17.02%	49.75%	100.00%
	1996 19.57%	16.03%	18.19%	46.21%	100.00%

**TABLE 9
HOUSING OWNERSHIP RATES - 1980 CENSUS**

Source: 1980 Census Table H-1

Area		Owner	Renter	Other Vacant	Owner Percent	Renter Percent	Vacant Percent	1980 Hsing Units	1980 Hsing Units
FOMA	Clovis	6,367	6,070	137	51.19%	48.81%	1.03%	13,360	18,185
	Fresno	44,229	37,767	1,459	53.94%	46.06%	1.65%	88,444	129,468
	Unincorp	26,525	10,762	652	71.14%	28.86%	1.67%	39,061	26,493
	Total	77,121	54,599	2,248	58.55%	41.45%	1.60%	140,865	174,146
Corridor	Fowler	509	315	17	61.77%	38.23%	1.98%	857	1,032
	Kingsburg	1,292	549	8	70.18%	29.82%	0.42%	1,915	2,501
	Selma	2,220	1,297	66	63.12%	36.88%	1.82%	3,630	4,721
	Unincorp	2,657	1,632	271	61.95%	38.05%	5.87%	4,613	4,628
	Total	6,678	3,793	362	63.78%	36.22%	3.29%	11,015	12,882
East Valley	Orange Cove	661	436	34	60.26%	39.74%	2.96%	1,149	1,299
	Parlier	663	696	16	48.79%	51.21%	1.15%	1,396	1,952
	Reedley	2,254	1,206	52	65.14%	34.86%	1.46%	3,567	4,769
	Sanger	2,341	1,422	27	62.21%	37.79%	0.70%	3,884	4,740
	Unincorp	4,169	2,108	232	66.42%	33.58%	3.48%	6,673	6,618
	Total	10,088	5,868	361	63.22%	36.78%	2.17%	16,669	19,378
Center Valley	Kerman	814	502	15	61.85%	38.15%	1.06%	1,413	1,699
	Unincorp	4,067	2,922	581	58.19%	41.81%	7.54%	7,703	8,644
	Total	4,881	3,424	596	58.77%	41.23%	6.54%	9,116	10,343
Westside North	Firebaugh	476	624	21	43.27%	56.73%	1.82%	1,151	1,319
	Mendota	614	704	18	46.59%	53.41%	1.31%	1,371	1,705
	San Joaquin	232	287	10	44.70%	55.30%	1.80%	557	577
	Unincorp	755	1,525	220	33.11%	66.89%	8.64%	2,547	2,736
	Total	2,077	3,140	269	39.81%	60.19%	4.78%	5,626	6,337
Westside South	Coalinga	1,476	839	77	63.76%	36.24%	3.13%	2,457	3,094
	Muron	223	425	13	34.41%	65.59%	1.94%	669	1,037
	Unincorp	134	696	81	16.14%	83.86%	8.50%	953	1,087
	Total	1,833	1,960	171	48.33%	51.67%	4.19%	4,079	5,218
Sierra	Unincorp	2,739	930	2,479	74.65%	25.35%	39.46%	6,283	8,101
County Total		105,417	73,714	6,486	58.85%	41.15%	3.35%	193,653	236,405

**TABLE 10
BASIC CONSTRUCTION NEEDS - 01/01/89 to 07/01/96**

Area		1989 Units	1996 Units	Growth Units	Normal Market Removals	Total Units Needed
FOMA	Clovis	18,185	21,497	3,312	161	3,473
	Fresno	129,468	144,843	15,375	1,086	16,461
	Unincorp	26,493	26,069	0	196	196
	Total	174,146	192,409	18,687	1,443	20,130
Corridor	Fowler	1,032	1,195	163	9	172
	Kingsburg	2,501	2,896	395	22	417
	Selma	4,721	5,569	848	42	890
	Unincorp	4,628	4,829	201	36	237
	Total	12,882	14,489	1,607	109	1,716
East Valley	Orange Cove	1,299	1,455	156	11	167
	Parlier	1,952	2,339	387	18	404
	Reedley	4,769	5,709	940	43	983
	Sanger	4,740	5,379	639	40	679
	Unincorp	6,618	8,004	1,386	60	1,446
	Total	19,378	22,886	3,508	172	3,679
Center Valley	Kerman	1,699	1,885	186	14	200
	Unincorp	8,644	8,172	0	61	61
	Total	10,343	10,057	186	75	262
Westside North	Firebaugh	1,319	1,332	13	10	23
	Mendota	1,705	2,003	298	15	313
	San Joaquin	577	607	30	5	35
	Unincorp	2,736	2,696	0	20	20
	Total	6,337	6,638	341	50	391
Westside South	Coalinga	3,094	3,568	474	27	501
	Muron	1,037	1,096	59	12	71
	Unincorp	1,087	970	0	7	7
	Total	5,218	5,633	533	46	579
Sierra	Unincorp	8,101	6,976	0	52	52
Total County		236,405	259,088	24,861	1,947	26,808

CITY OF FRESNO DATA CALCULATION

The City of Fresno Development Department has calculated the following City of Fresno data as an addendum to those contained in Exhibit 1 and Table 6 in the main portion of this document.

The City staff revised the data because the two tables in the main portion of this document, developed according to State guidelines, may not adequately reflect the lower-than-average income status of the Southeast Asian population in the City. The City's Southeast Asian population increased from 400 persons in 1980 to 48,000 persons in 1989. However, the two tables assume that the 1989 proportion of the City households in each income group is the same as recorded in the 1980 Census.

EXHIBIT 1

ESTIMATED HOUSING UNIT GROWTH PER CITY 1989 - 1996

City	Very Low	Other Low	Moderate	Above Moderate	Total
Fresno	4,855	2,893	3,328	5,385	16,461

TABLE 6

ESTIMATED HOUSEHOLDS ON JANUARY 1, 1989 BY INCOME GROUP AND PROJECTED HOUSEHOLDS ON JULY 1, 1996 WITH INCOME GROUP ALLOCATIONS

For City of Fresno

Income Group	January 1, 1989		July 1, 1996		Growth 89 to 96	
	Number	Percent	Number	Percent	Number	Percent
Very Low	35,679	29.52%	40,419	29.52%	4,740	29.50%
Other Low	21,288	17.61%	24,112	17.61%	2,824	17.57%
Moderate	24,953	20.19%	27,644	20.19%	3,249	20.22%
Above Mod.	39,489	32.68%	44,746	32.68%	5,257	32.71%
Total	120,851	100.00%	136,921	100.00%	16,070	100.00%

The methodology to calculate the above data is explained in the following steps:

Source:

- | | | |
|-----|--|---|
| (1) | 4,090 Southeast Asian families with very low income, City of Fresno, 1/1/88 | City of Fresno Housing Assistance Plan, 1989-1991
Page 142 |
| (2) | 1,004 Southeast Asian families with other low income, City of Fresno, 1/1/88 | City of Fresno Housing Assistance Plan, 1989-1991
Page 142 |
| (3) | 4,335 Southeast Asian households, City of Fresno, 1/1/88 | City of Fresno Housing Assistance Plan, 1989-1991
Page 142 |
| (4) | .625 Ratio of Southeast Asian households to Southeast Asian families | City of Fresno Housing Assistance Plan, 1989-1991
Page 142 |

- | | | |
|-----|---|-------------|
| (5) | 4,335
----- = 6,936 Southeast Asian families, City of Fresno, 1/1/88 | Calculation |
|-----|---|-------------|

- (6) Southeast Asian families, City of Fresno, 1/1/88

Very Low	4,090	Step (1)
Other Low	1,004	Step (2)
Moderate		
Above Moderate	1,842	Calculation

Total	6,936	Step (5)

- (7) Southeast Asian households, City of Fresno, 1/1/88

Very Low	2,556	2,556	Assuming the same income proportions for households as for families. Assuming the same proportions for moderate and above moderate categories
Other Low	- 828	828	
Moderate		476	
Above Moderate	951	475	
	-----	-----	
Total	4,335	4,335	

Source:

(12) Households, City of Fresno,
7/1/96

Very Low	40,419	29.52%	Assuming the same proportions as in Step 11
Other Low	24,112	17.61%	
Moderate	27,644	20.19%	
Above Moderate	44,746	32.68%	
-----		-----	
Total	136,921	100.00%	

(13) Household Growth, City of
Fresno, 1989-1996

Very Low	4,740	29.50%	Difference between Step (12) data and Step (11) data
Other Low	2,824	17.57%	
Moderate	3,249	20.22%	
Above Moderate	5,257	32.71%	
-----		-----	
Total	16,070	100.00%	

(14) Housing Unit Growth, City
of Fresno, 1989-1996

Very Low	4,855	Assuming the same ratio of housing unit growth to household growth (.9762 as assumed in the main portion of this document
Other Low	2,893	
Moderate	3,328	
Above Moderate	5,385	

Total	16,461	

Source:

(8) Southeast Asian households,
City of Fresno, 1/1/89

Very Low	2,999	Multiplied Step (7) data
Other Low	971	ratio of Dec. 1988 County
Moderate	559	Southeast Asian population
Above Moderate	558	to Dec. 1987 County
	-----	Southeast Asian population
Total	5,087	44,000/37,500

(9) Households, City of Fresno,
1/1/89

Very Low	34,120	28.23%	Table 6 in main portion of
Other Low	21,204	17.55%	this document
Moderate	24,887	20.59%	
Above Moderate	40,641	33.63%	
	-----	-----	
Total	120,852	100.00%	

(10) Households, City of Fresno,
1/1/89

	Southeast Asian Households from Step 8	Remaining Households, Assuming Same Percent as Step 9	
Very Low	2,999	32,680	28.23%
Other Low	971	20,317	17.55%
Moderate	559	23,836	20.59%
Above Moderate	558	38,932	33.63%
	-----	-----	-----
Total	5,087	115,765	100.00%

(11) Households, City of Fresno,
1/1/89

Very Low	35,679	29.52%	Sum of data in Step 10
Other Low	21,288	17.61%	
Moderate	24,395	20.19%	
Above Moderate	39,490	32.68%	
	-----	-----	
Total	120,852	100.00%	

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HOUSING ELEMENT ADDENDUM

QUANTIFIED HOUSING OBJECTIVES

CITY OF FRESNO QUANTIFIED HOUSING UNIT OBJECTIVES

January 1, 1989 to July 1, 1996

INCOME CATEGORY	NEW CONSTRUCTION NEEDS		REHABILITATION NEEDS		CONSERVATION NEEDS		
	# OF UNITS	%	OWNER	RENTER	SECTION 8 UNITS	PG&E WEATHERIZATION UNITS	AT-RISK UNITS
Very Low Income	3,948	24.0%	149	183	541 *2	15,345 TO 20,460 *3	132
Low Income	2,688	16.3%	51	17	0	1,155 TO 1,540 *3	0
Median Income	3,478	21.1%	0 *1	0 *1	0	0	0
Above Moderate Income	6,347	38.6%	0 *1	0 *1	0	0	0
TOTAL	16,461	100.0%	200	200	541	16,500 TO 22,000 *3	132

*1 Assumes that moderate and above moderate households can afford necessary repairs to maintain standard housing conditions.

*2 Section 8 Rental Subsidies are usually only provided to families with incomes at 50% or below the median income unless special conditions exist and warrant allocation to families with incomes between 50 and 80% of median income.

*3 The actual number of units to be assisted depends on annual funding allocations.

LAND USE CONSISTENCY TABLE

FRESNO MUNICIPAL CODE

3.0 LAND USE CONSISTENCY TABLE

The following table will be used to determine the consistency of rezoning proposals with this plan. The table was derived from the 1984 General Plan and was placed in the Fresno Municipal Code current with the adoption of the Local Planning and Procedures Ordinance (LPPO) in May, 1987. The LPPO specifies procedures for the formulation, amendment, and repeal of City plans; it also requires that development entitlements, including rezonings, subdivisions, conditional use permits, and variances, be consistent with adopted City plans.

LAND USE CONSISTENCY		
Plan Designation	Consistent Zone District	Consistent Density
Residential Uses		
Rural	AE-5, AE-20, RA	0-1.21 Units per acre
Low	R-1-A, R-1-AH, R-1-E, R-1-EH	0-2.18 Units per acre
Medium Low	R-1-B, R-1-C, R-1-B/PD	2.19-4.98 Units per acre
Medium	R-1, MH, R-1-C/PD, R-1/PD	4.99-10.37 Units per acre
Medium High	R-2-A, R-2, T-P, R-P*	10.38-18.15 Units per acre
High	R-3-A, R-3, R-4+, C-P*	18.16-43.56 Units per acre
Commercial Uses		
Neighborhood	C-1, C-L	
Community	C-2	
Regional	C-3, C-4	
General, Heavy, Strip	C-5, C-6, C-R	
Office	RP-L, R-P**, C-P**, R-P, Planned Office Development C-P, Planned Office Development	
Industrial Uses		
Light	C-M, M-1, M-1-P	
Heavy	M-2, M-3	
Other Uses		
Open Space	O, AE-20	
Agricultural	O, AE-20	
<p>* In the R-P or C-P zone district, pursuant to a conditional use permit for a planned development, a maximum of 35% of the property may be developed with the non-residential uses permitted in those zone districts.</p> <p>** In the R-P or C-P zone district, pursuant to a conditional use permit for a planned development, a maximum of 35% of the property may be developed with the residential uses permitted in those districts.</p> <p>+ Thirty or more dwelling units per acre in the R-4 district only, subject to a conditional use permit.</p>		
<p>NOTE: The method and procedure for determining zoning consistency in relation to this Plan shall conform to Section 12-403 and Article 6 of the Fresno Municipal Code and any subsequent amendments thereto.</p>		

AT-RISK HOUSING ANALYSIS

ATTACHMENT A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

JURISDICTION: City of Fresno

DATE: April 7, 1992

1. HUD Programs:

A. Section 8 Lower-income Rental Assistance project-based programs:

See Exhibit A, attached hereto.

B. Section 101 Rent Supplement:

There are no such units for our jurisdiction listed in the inventory of Federally Subsidized Rental Units At Risk of Conversion. See Exhibit A, attached hereto.

C. Section 213 Cooperative Housing Insurance:

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion.

D. Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program:

See Exhibit A, attached hereto.

E. Section 236 Interest Reduction Payment Program

Units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until the year 2010.

F. Section 202 Direct Loans for Elderly or Handicapped

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion.

2. Community Development Block Grant Program (CDBG)

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion. See Exhibit A, attached hereto.

3. Redevelopment Programs

Redevelopment funds have not been used on multifamily rental units.

4. FmHA Section 515 Rural Rental Housing Loans

Jurisdiction has not been located in a qualifying rural FmHA area.

5. State and Local Multifamily Revenue Bond Programs

See Exhibit A, attached hereto.

6. Local In-lieu Fee Programs or Inclusionary Programs

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion. See Exhibit A, attached hereto.

7. Developments Which Obtained a Density Bonus and Direct Government Assistance Pursuant to Government Code Section 65916

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion. See Exhibit A, attached hereto.

EXHIBIT A

SUPPLEMENT TO ATTACHMENT A CHECKLIST

1. HUD Programs:

A. Section 8 Lower-income Rental Assistance project-based programs:

New Construction and substantial or moderate rehabilitation.

Identification of potential at-risk tenants of Section 8 Project-based Rental Assistance Program projects.

All projects that are under a Section 8 Project-based Rental Assistance Program contracts are required to be recertified for eligibility on an annual basis. The recertification process is performed by staff of the Public Housing Authorities of the City and County of Fresno (PHA). In performing the annual recertification review, PHA staff will identify all projects that have rental assistance contracts due to expire in the forthcoming contract year. PHA staff will contact all tenants that are to be affected by the expiration of Section 8 rental assistance contracts, in order to advise and assist them.

Strategy to Assist Section 8 Project-based Assisted At-Risk Tenants:

Potential at-risk Section 8 tenants will be offered an "option-out" of the existing project-based rental assistance contracts, and conversion to optional rental assistance programs, including regular Section 8. These at-risk projects will be included in the PHA annual rental assistance contract submitted to HUD for allocation of rental assistance payments to ensure that sufficient program assistance will be available to support affected tenants.

However, if the available Section 8 assistance should happen to be insufficient to adequately provide "opt-out" conversion for all at-risk tenants, unassisted tenants would be offered other PHA assistance or other affordable housing including rental projects assisted with funds from the City's Housing Programs. The City annually makes available 100 - 200 units at low rents, of which approximately 50 - 100 units per year would be added to the existing rental housing stock and potentially available to meet the needs of any otherwise unassisted at-risk tenants.

B. Section 101 Rent Supplement:

According to the HUD Regional Office, all local projects receiving Section 101 Rent Supplement assistance are non-profits and are not subject to project conversion and therefore result in no affected at-risk units.

D. Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program:

Only two Section 221(d)(3) projects exist in our jurisdiction. One is under the Flex program, wherein the potential for conversion would occur beyond the ten-year analysis period, and therefore there are no units at risk. The one remaining project is also not at-risk during the ten-year analysis period as all units have been previously converted to a 20-year Section 8 assistance contract, not scheduled to expire until the year 2002. However, upon expiration of the contract, all eligible tenants can be offered an option-out conversion from the project-based assistance to an alternative Section 8 program. See the list of Subsidized Rental Properties, attached hereto as Exhibit C.

2. Community Development Block Grant Program (CDBG)

Although CDBG funds have been used on a limited basis for multifamily, rental rehabilitation, staff responsible for this program indicate there are no affected units at risk because all projects have been assisted with 15-year, no interest loans, amortized beyond the ten-year analysis period.

5. State and Local Multifamily Revenue Bond Programs

Jurisdiction has nine projects listed on the 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, as potential at-risk properties. Of these nine projects, two are no longer funded with bond proceeds having already converted to conventional financing, and therefore are not at risk during the ten-year analysis period. Another five projects financed with multifamily revenue bond proceeds have loans that will not mature during the ten-year analysis period, the earliest being due in the year 2005.

However, the two remaining projects financed with bond proceeds are due to mature within the analysis period, 1995, affecting 72 units as shown in Exhibit B, attached hereto. The City of Fresno's strategy for maintaining these projects, as well as other bond-financed properties, at affordable levels

is to provide refinancing of the existing debt through additional bond issue proceeds. The refinancing would enable the property owners to retain their mortgages at reduced finance costs, in return for a commitment to maintain these units at rent levels that are affordable to lower income persons. A second condition of the financing would require the property owners to accomplish all repairs necessary to make the units decent, safe and in compliance with local housing and building standards. See the list of Bond Assisted Properties, attached hereto as Exhibit B.

6. Local In-lieu Fee Programs or Inclusionary Programs

In-lieu fee and Inclusionary Programs have not been instituted locally, therefore no projects are listed at-risk.

7. Developments Which Obtained a Density Bonus and Direct Government Assistance Pursuant to Government Code Section 65916

A density bonus was granted to the North Creek property. No Federal subsidy was provided to this project pursuant to Government Assistance Code, Section 65916, therefore it has not been included as an at-risk project. This locally financed project is not due for conversion within the ten-year analysis period.

EXHIBIT B

LIST OF PROPERTIES HAVING USE OF HOUSING REVENUE BONDS PROCEEDS

	PROJECT NAME	LOCATION	AT-RISK	UNITS
1.	SAN JOSE PLAZA	FRESNO, CA 93711	NO	—
2.	SUNNYSIDE PLACE	FRESNO, CA 93727	YES	33
3.	PALM LAKES	FRESNO, CA 93711	NO	—
4.	HERRON POINT	FRESNO, CA 93711	NO	—
5.	STONEPINE	FRESNO, CA 93711	NO	—
6.	LAKESIDE	FRESNO, CA 93711	YES	39
7.	MAPLE LEAF 116	FRESNO, CA 93710	NO	—
8.	PALM GATES	FRESNO, CA 93722	NO	—
9.	JACKSON PARK PLACE	FRESNO, CA 93710	NO	—
10.	CAMELOT LAKES	FRESNO, CA 93727	NO	—
11.	JACKSON PARK PLACE II	FRESNO, CA 93710	NO	

EXHIBIT C

LIST OF PROPERTIES HAVING RECEIVED FEDERAL SUBSIDIZATION AT RISK OF CONVERSION

PROJECT NAME	ADDRESS	AT-RISK/ UNITS	FED. ACT NO.
13. KINGS CANYON APTS	5271 E. KINGS CANYON RD. FRESNO, CA 93727	NO —	236(J)(I) 40 YR
14. MASTEN TOWERS	1240 BROADWAY PLAZA FRESNO, CA 93721	NO —	236(J)(I) NP-40 YR
15. MARTIN LUTHER KING SQ.	816 E. FLORENCE AVE. FRESNO, CA 93706	NO —	236(J)(I) NP-FLEX
16. DAKOTA WOODS II	2021 W. DAKOTA AVE. FRESNO, CA 93711	NO —	221(D)(4) 40YR-2006
17. KEARNEY-COOLEY PLAZA	720 W. HAWES AVE. FRESNO, CA 93706	NO —	236(J)(I) NP-FLEX
18. PLEASANT VILLAGE	3665 N. PLEASANT AVE FRESNO, CA 93705	NO —	236(J)(I) 40YR-2007
19. PLEASANT VIEW APTS	3513 N. PLEASANT FRESNO, CA 93705	YES 60	221(D)(3) 20YR-2002
20. LAKEVIEW I APTS	1050 GRIFFITH WAY FRESNO, CA 93705	NO —	236(J)(I) 40YR-2002
21. BIGBY VILLA	1329 E. FLORENCE AVE. FRESNO, CA 93793706	NO —	236(J)(I) NP-FLEX
22. FOUNTAIN WEST	2530 W. FOUNTAIN WAY FRESNO, CA 93705	NO —	236(J)(I) 40YR-2003
23. CASA SAN PABLO APTS	5270 N. SAN PABLO FRESNO, CA 93704	NO —	236(J)(I) 40YR-2003
24. THE WINERY	1275 S. WINERY AVE. FRESNO, CA 93727	NO —	221(D)(4) OPTED- OUT

	PROJECT NAME	ADDRESS	AT-RISK/ UNITS	FED. ACT NO.
25.	THE CALIFORNIAN	815 VAN NESS FRESNO, CA 93721	NO —	221(D)(3) FLEX-2004
26.	LAKEVIEW II APTS	1070 W. GRIFFITH WAY FRESNO, CA 93705	NO —	221(D)(4) 40YR-FLEX
27.	WESTGATE GARDENS	846 E. BELGRAVIA FRESNO, CA 93706	NO —	—
28.	SILVERCREST RESIDENCE	9824 FULTON STREET FRESNO, CA 93721	NO —	202/SEC 8 NP-40 YR
29.	MILLBROOK PARK APTS	7077 N. MILLBROOK AVE. FRESNO, CA 93720	NO —	221(D)(4) 40YR-FLEX
30.	SUNNYSIDE GLEN APTS	5675 E. BALCH AVE. FRESNO, CA 93727	NO —	221(D)(4) 40YR-FLEX
31.	DAKOTA MEADOWS	2234 W. DAKOTA FRESNO, CA 93705	NO —	221(D)(4) 40YR-2003
32.	ARBOR APTS	5669 N. FRESNO STREET FRESNO, CA 93710	NO —	221(D)(4) 40YR-2004

CITY OF FRESNO NEGATIVE DECLARATION

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CITY CLERK, FRESNO CA

Initial Study is on file in the Development Department
City Hall, Third Floor, 2600 Fresno St., Fresno, CA
93721, ph. (209) 498-1361

Environmental
Assessment Number:

92-021

APPLICANT:

City of Fresno
Development Department
2600 Fresno Street
Fresno, CA 93721-3604

ASSESSOR'S PARCEL NUMBER:

N/A

PROJECT DESCRIPTION AND LOCATION:

Proposed adoption of the Fresno General Plan Housing Element which consists of identification and analysis of existing and projected housing needs, statements of goals, policies, objectives and programs for the preservation, improvement, and development of housing.

Filed with:

JACQUELINE L. RYLE,
City Clerk
2nd Floor - City Hall
2600 Fresno Street
Fresno, CA 93721

The proposed project has been evaluated with respect to each item on the attached environmental checklist. This completed checklist reflects comments of any applicable responsible agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the Environmental Assessment Application, the checklist, and any attachments to the checklist, combine to form a record indicating that an initial environmental study has been completed in compliance with the State CEQA Guidelines and the California Environmental Quality Act.

Any rating of "2" on the checklist indicates that a specific adverse environmental effects has been identified in a category which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project or may be related to the design and characteristics of the individual project. Effects rated in this manner are not sufficient in themselves to require the preparation of an Environmental Impact Report and/or have been mitigated to the extent feasible.

All new development activity and many non-physical projects contribute directly or indirectly toward a cumulative impact on the physical environment. The incremental effect contributed by this project toward such a cumulative effect is not considered substantial in itself.

The proposed project is not expected to result in any significant adverse effects in terms of the factors considered on the environmental checklist, including any such factors for which minor effects have been identified. Cumulative effects of a significant nature are also not expected. The proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines. The finding is therefore made that the proposed project will clearly not have a significant adverse effect on the environment.

This Negative Declaration will be deemed final and effective if no appeal is filed in the manner specified by Section 12-513 of the Fresno Municipal Code.

INITIAL STUDY PREPARED BY:

Maureen Brooks
Planning Associate

DATE:

March 23, 1992

SUBMITTED BY:



RAYBURN R. BEACH, JR., SENIOR PLANNER

ENVIRONMENTAL CHECKLIST

Potential Environmental Effects

EA NO. 92-021

- | | |
|---|---|
| <p>1.0 <u>TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS</u></p> <p><u>1</u> 1.1 Geologic hazards, unstable soil conditions</p> <p><u>1</u> 1.2 Adverse change in topography or ground surface relief</p> <p><u>1</u> 1.3 Destruction of unique geologic or physical features</p> <p><u>1</u> 1.4 Increased water erosion</p> <p>2.0 <u>AIR QUALITY</u></p> <p><u>2</u> 2.1 Substantial indirect source of pollution (large vehicle generator)</p> <p><u>1</u> 2.2 Direct on-site pollution generation</p> <p><u>1</u> 2.3 Generation of objectionable odors</p> <p><u>1</u> 2.4 Generation of dust except during construction</p> <p><u>1</u> 2.5 Adverse local climatic changes</p> <p>3.0 <u>WATER</u></p> <p><u>2</u> 3.1 Insufficient ground water available for long-term project use</p> <p><u>1</u> 3.2 Use of large quantities of ground water</p> <p><u>1</u> 3.3 Wasteful use of ground water</p> <p><u>1</u> 3.4 Pollution of surface or ground water supplies</p> <p><u>1</u> 3.5 Reduction in ground water recharge</p> <p>4.0 <u>PLANT LIFE</u></p> <p><u>1</u> 4.1 Reduction of the numbers of any unique, rare, or endangered species</p> <p><u>1</u> 4.2 Reduction in acreage of agricultural crop</p> <p><u>1</u> 4.3 Premature or unnecessary conversion of prime agricultural land</p> <p>5.0 <u>ANIMAL LIFE</u></p> <p><u>1</u> 5.1 Reduction in the numbers of any rare, unique, or endangered species</p> <p><u>1</u> 5.2 Deterioration or displacement of valuable wildlife habitat</p> <p><u>1</u> 6.0 <u>HUMAN HEALTH</u></p> <p>7.0 <u>NOISE</u></p> <p><u>2</u> 7.1 Increases in existing noise levels</p> <p><u>1</u> 7.2 Exposure to high noise levels</p> <p>8.0 <u>LIGHT AND GLARE</u></p> <p><u>1</u> 8.1 Production of glare which will adversely affect residential areas</p> <p><u>1</u> 8.2 Exposure of residences to high levels of glare</p> <p>9.0 <u>LAND USE</u></p> <p><u>2</u> 9.1 Incompatibility with adopted plans and policies</p> <p><u>1</u> 9.2 Acceleration of growth rate</p> <p><u>1</u> 9.3 Induces unplanned growth</p> <p><u>1</u> 9.4 Adverse change in existing or planned area characteristics</p> | <p>10.0 <u>TRANSPORTATION AND CIRCULATION</u></p> <p><u>2</u> 10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system</p> <p><u>1</u> 10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected</p> <p><u>1</u> 10.3 Specific traffic hazard to motorists, bicyclists, or pedestrians</p> <p><u>1</u> 10.4 Routing of non-residential traffic through residential area</p> <p><u>1</u> 10.5 Insufficient or poorly located parking</p> <p><u>1</u> 10.6 Substantial increase in rail and/or air traffic</p> <p>11.0 <u>URBAN SERVICES</u></p> <p><u>2</u> 11.1 Availability of fire protection</p> <p><u>1</u> 11.2 Lack of emergency vehicle access</p> <p><u>1</u> 11.3 Adequacy of design for crime prevention</p> <p><u>2</u> 11.4 Overcrowding of school facilities</p> <p><u>1</u> 11.5 Availability of water mains of adequate size</p> <p><u>2</u> 11.6 Availability of sewer lines of adequate capacity</p> <p><u>1</u> 11.7 Availability of storm water drainage facilities (on or off site)</p> <p><u>1</u> 11.8 Availability of adequate park and recreation areas</p> <p><u>1</u> 11.9 Unusually high solid waste generation</p> <p>12.0 <u>HAZARDS</u></p> <p><u>2</u> 12.1 Risk of explosion or release of hazardous substances</p> <p><u>2</u> 12.2 Site subject to flooding</p> <p><u>1</u> 12.3 Adverse change in course of flow of flood waters</p> <p><u>2</u> 12.4 Potential hazards from aircraft accidents</p> <p><u>1</u> 12.5 Potential hazards from landfill and/or toxic waste sites</p> <p>13.0 <u>AESTHETICS</u></p> <p><u>1</u> 13.1 Obstruction to public or scenic vista or view</p> <p><u>1</u> 13.2 Creation of aesthetically offensive conditions</p> <p><u>1</u> 13.3 Removal of street trees or other valuable vegetation</p> <p><u>1</u> 13.4 Architectural incompatibility with surrounding area</p> <p>14.0 <u>HISTORICAL/ARCHAEOLOGICAL</u></p> <p><u>2</u> 14.1 Removal of historic building, disruption of archaeological site</p> <p><u>1</u> 14.2 Construction or activity incompatible with adjacent historic site</p> <p>15.0 <u>ENERGY</u></p> <p><u>1</u> 15.1 Use of substantial amounts of fuel or energy</p> <p><u>1</u> 15.2 Substantial increase in demand upon existing sources of energy</p> <p><u>1</u> 15.3 Wasteful use of energy</p> |
|---|---|

SEE REVERSE SIDE FOR EXPLANATION OF RATINGS

ENVIRONMENTAL CHECKLIST

Explanation of Ratings

- "0" Insufficient Information—Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.
- "1" No Significant Environmental Effect—The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.
- "2" Moderate Environmental Effect—The proposed project will have an adverse environmental effect in this category which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report.
- "3" Significant Adverse Environmental Effect—The environmental effect identified in this category substantiates in itself or contributed toward a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

INITIAL STUDY
ENVIRONMENTAL ASSESSMENT NO. 92-021

Project Description: This project consists of the proposed adoption of the Fresno General Plan Housing Element, which consists of an identification and analysis of existing and projected housing needs, and statements of goals, policies, objectives and programs for the preservation, improvement, and development of housing.

The State of California requires that each City prepare a Housing Element once every five years. As a part of the update process, two significant surveys were completed, a vacant land survey and a housing quality survey. In addition, the 1990 Census and other recent data was gathered to monitor changes in population, household, and housing unit characteristics. Housing program information has been updated and accomplishments enumerated. Constraints to the production of affordable housing have been identified. Housing related goals, policies and programs are proposed.

The Housing Element will not result in any adverse environmental impacts in that it enumerates existing and projected housing characteristics and needs, and provides housing program information. In fact, the Housing Element will result in improvements to the environment by guiding the City's actions in achieving goals and policies which leads to safe and affordable housing to meet the projected housing needs of the existing and planned local population. However, there are some aspects of both the existing programs and proposed policies which warrant further comment.

2.0 - AIR QUALITY:

2.1 - Substantial Indirect Source of Pollution (Large Vehicle Generator):

Adoption of the Housing Element will facilitate residential development in accordance with the 1984 General Plan. As such, the cumulative impacts of this residential development on local air quality must be considered. The impact of this continued development was considered in the Environmental Impact Report for the 1984 General Plan (EIR No. 10085), which is incorporated herein by reference. The Housing Element also notes the potential for developing residential uses within the boundaries of the City's Mid-Rise/High-Rise Corridor, which was the subject of an Environmental Impact Report (EIR No. 10097/SCH# 87042003). The air quality section of this EIR is incorporated by reference in this initial study. The EIR is on file in the Development Department of the City of Fresno, 2600 Fresno Street. That EIR noted that Fresno County has been designated as a non-attainment area for ambient air quality standards for photo-chemical oxidants (hydrocarbons and oxides of nitrogen), carbon monoxide, and particulate matter.

Hydrocarbons and nitrogen oxide react in the presence of sunlight to form ozone and the condition commonly known as smog. The EIR also notes that adoption of the proposed Mid-Rise/High-Rise Corridor Concept could exacerbate this situation by concentrating automobile traffic during peak hours near intersections already anticipated to experience congestion. The concentration of land uses, if poorly planned, could contribute to higher levels of carbon monoxide and photo-chemical oxidants, and thus, smog.

The EIR recommended fundamental changes in land use planning within the City to reduce potential air quality impacts to a level less than significant. Specifically, the EIR supported the establishment of a Mid-Rise/High-Rise Corridor that allowed for increased building heights and thus intensity of activities adjacent to Freeway 41, a transportation corridor capable of accommodating a future mass transit facility. The EIR recognized that during this process of intensification and conversion of land uses to accommodate taller buildings, that incremental decline in local air quality might occur. However, only through the development of a functional transportation corridor could long-term air quality issues be resolved and cumulative impacts reduced to a level that is less than significant. The EIR, therefore, restricted the intensity of development in those areas projected to experience heavy congestion while relaxing such restrictions in areas of surplus circulation capacity.

Again, it is noted that Fresno County has not met state and federal air quality standards for ozone and suspended particulate matter and that the Fresno Metropolitan Area has not met air quality standards for carbon monoxide. Although the air pollution generated indirectly by the potential residential development in conformance with the General Plan and the Housing Element is insignificant in itself, the increased emissions will cumulatively add to the air quality problems experienced in the valley and will continue to make it more difficult for Fresno County to meet state and federal air quality standards and the five percent reduction of emissions mandated by the 1987 California Clean Air Act.

The Fresno County Air Pollution Control District (APCD), charged with monitoring and improving local air quality, has developed the 1982 Fresno Clean Air Plan, which continues to project nonattainment of clean air standards for carbon monoxide, total organics, and nitrogen oxides. That plan includes a number of strategies to improve air quality including a transportation control strategy and vehicle inspection program. Improvements in motor vehicle emission control systems to reduce pollution coupled with the turnover in vehicle population will reduce impacts from that which would otherwise be expected. Also, at this time, the APCD is in the process of developing criteria and guidelines for the evaluation of indirect sources of air pollution (mobile sources). The APCD is also formulating rules and regulations to require offsets, should a project's indirect source pollutant emission exceed an acceptable threshold.

The City of Fresno, in addition to the measures proposed by the APCD, is proposing additional city-wide measures to improve local air quality including implementation of a computerized traffic signal system to coordinate the progression of vehicles, implementation of Measure "C" circulation improvements, requirements for traffic management plans for companies with greater than 50 employees, and improvements to the City's transit system.

Implementation of these strategies will not only lessen the anticipated air quality impacts of the project, but will also reduce cumulative air quality impacts experienced throughout the Metropolitan Area. Nevertheless, even with the combined efforts of the APCD and the City of Fresno, mandated state air quality standards may not be attained.

3.0 - WATER:

3.1 - Insufficient Ground Water Available for Long-Term Project Use:

Continued residential development in conformance with the General Plan and the proposed Housing Element will not generate significant adverse impacts on the community's water system. However, it must be noted that the City of Fresno has recently experienced problems in supplying potable water which meets the state's maximum contamination level at a quantity which will maintain water pressure and fire flows to satisfy minimum state and City standards. Although the problem of water availability is mostly limited to the Woodward Park and Roosevelt communities, the shortage of safe potable groundwater is in fact a city-wide and region-wide problem. This is because all communities within the Metropolitan Area share the same ground water aquifer.

There exists an adequate source of potable water meeting state and federal safe drinking water standards and minimum fire flow requirements to accommodate planned growth in accordance with the 1984 General Plan. However, the increase in water demand resulting from this development will contribute to the further depletion of groundwater. Therefore, future development will require the implementation, on a City-wide basis, of wellhead treatment and interlocking water main grids. It must be noted that in any event, it is the City's policy to deliver only safe, clean drinking water to all current and future residents.

7.0--NOISE

7.2--Exposure to High Noise Levels

New residential development in accordance with the 1984 General Plan and the proposed Housing Element has the potential for exposure to high noise levels based on location near major streets, railroads and airports. The Noise Element of the 1984 General Plan contains standards and policies which are meant to mitigate the impact of noise from these sources on residential development.

The Noise Element states that areas exposed to noise levels exceeding 60 dB Ldn/CNEL shall be designated as noise-impacted areas. It further states that new residential development shall not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels in outdoor activity areas to Ldn 60 dB or less, and interior noise levels to Ldn 45 dB or less in noise sensitive rooms.

The City has also adopted Land Use Policy Plans related to development in the vicinity of its three airports. These plans identify noise contours within which residential development is restricted. Generally speaking, residential uses are considered unacceptable when the site is exposed to airport noise in excess of 70db CNEL, and noise attenuation measures must be provided to reduce noise to an acceptable within the 60 and 65 dB CNEL noise contours.

In addition, for federally funded projects, the United States Department of Housing and Urban Development (HUD) has adopted noise standards for new housing construction. These standards state that areas exposed to noise levels of 65 Ldn or less are considered acceptable. For sites exposed to noise exceeding 65 Ldn but not exceeding 75 Ldn, the standards require that appropriate sound attenuation be provided to reduce noise impacts to an acceptable level. If the site is exposed to noise exceeding 75 Ldn, it is considered unacceptable, and no new residential uses would be permitted within this area.

When appropriate, all of these criteria will be used in evaluating noise exposure when entitlement applications for residential development are submitted. When appropriate, acoustical analysis will be required that can demonstrate that the project will reduce noise from these sources to an acceptable level.

9.0--LAND USE:

Policy No. 1 of the proposed Housing Element states that through its advanced planning process, the City of Fresno will promote the development of an adequate supply of rental and purchase housing at affordable prices. One of the programs noted to carry out Policy 1 is the General Plan Update process. The Development Department intends to begin the update process in 1992, with adoption of the update expected in 1994. This update will use the data gathered in the Housing Element together with other data related to population, housing, growth trends, and service availability and capacity to determine the direction and amount of residential growth.

In the meantime, it should be noted that the existing 1984 General Plan allows for sufficient growth to accommodate the projected needs identified by the Housing Element for its five and one-half year planning period.

Policy No. 2 of the Housing Element states that through its entitlement processes, the City of Fresno will promote and support the development of an adequate supply of both rental and purchase housing at affordable prices. There are two programs listed to carry out this policy which warrant further discussion.

The third program listed to carry out this policy is the Application Control Center. This program has been created to streamline processing procedures for entitlements and permits by emphasizing simplicity, consolidation, and increased information flow. While every effort should be made to streamline the procedure, the environmental assessment procedure is an important part of application processing, and the necessary time to complete this assessment needs to be allowed for within the streamlined application process.

The fifth program listed for this policy relates to density bonuses, as permitted under state law. A density bonus would allow increased density for those residential projects which include a specified percentage of units reserved for persons and families of low and moderate income. It should be noted that some areas of the community, such as the Woodward Park, Roosevelt and Bullard communities, may not have additional service capacity to support such increases in density. Each application for density bonus will need to be evaluated on a case by case basis during the environmental review process, and a determination made as to the availability of services to support the increase in density.

10.1--Generation of Vehicle Traffic Sufficient to Cause Capacity Deficiencies on Existing Street System:

It is anticipated that residential development which will occur in conformance with the 1984 General Plan and the policies of the proposed Housing Element will have the potential to generate vehicle trips have an impact upon the traffic carrying capacity of the abutting streets.

In order to alleviate the impact of these projects upon the existing street and to provide for a smooth flow of traffic to and from residential development, property owners may be required to dedicate a portion of the site for street purposes in accordance with adopted plans and policies, such as: the Major Street and Highway Plan, the Circulation Element of the General Plan, an Official Plan Line, a Director's Determination, or a local street as determined by the Director.

These and other street plans are the product of careful planning that project traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to and recognize the traffic generating characteristics of individual properties and at the same time afford the community an adequate and efficient circulation system.

11.1--Availability of Fire Protection:

Residential growth as called for in the 1984 General Plan and in conformance with the policies of the Housing Element will have a cumulative impact on the ability to provide fire protection in the community. However, new fire stations have been planned to serve development based on the population and growth projections of the 1984 General Plan. These new fire stations are being funded by fees paid by new development through the City's adopted Urban Growth Management process.

11.4--Overcrowding of School Facilities:

The continuing development of residential uses per the General Plan and the Housing Element will have an impact on the ability of the various school districts to serve the new students generated by this development. These school districts are responsible for planning schools based on projected population growth, per the 1984 General Plan. Most affected school districts now impose development fees on all new construction within the district's boundary to fund construction of new schools. It is recommended that the districts explore all possible funding mechanisms to ensure adequate facilities for new residential areas.

11.6--Availability of Sewer Lines of Adequate Capacity:

The City of Fresno's Wastewater Treatment Plan, with an estimated treatment capacity of 60 million gallons of effluent per day (MGD) average dry weather flow, is currently treating between 53 and 55 mgd on a yearly basis with some daily total flows of 60 mgd. The treatment plant is approaching its overall design capacity. The continued development of residential uses in accordance with the 1984 General Plan and the Housing Element will cumulatively contribute to the short-term reduction of capacity at the plant. In order to address this situation and to reduce the chance of eventual curtailments in the City's development process, the City has initiated proceedings to expand the plant's capacity by 20 MGD. The City has hired design consultants and is currently conducting an Environmental Impact Report on the proposed expansion. The City will be establishing an area-wide major public facilities fee and has continued to work with monitoring agencies to insure the timeliness of planned improvements. However, it must be noted that capacity for new development will be reserved only on a first-come, first-served basis and not all approved development is guaranteed sewer capacity pending the successful completion of the plant's expansion. It is estimated that there is sufficient capacity remaining to accommodate development until the anticipated completion of the phased expansion.

11.8--Availability of Adequate Park and Recreation Areas:

There is a need to provide adequate park and recreation areas for both existing and planned residential areas. The 1989 Master Plan

for Parks and Recreation identifies 27 new neighborhood parks, 7 community parks and 4 regional parks to serve the planned population. Many of these parks will be funded through the Urban Growth Management (UGM) process, with fees charged to new development which contribute to a fund for park construction. However, some of the needs for park and recreation areas were identified within the existing developed urban area. The Parks and Recreation Department is pursuing several methods to fund construction of these non-UGM park sites. These include financing through grant programs, bonds and special district programs, community-wide benefit/assessment districts and user fees. It is recommended that the parks and Recreation Department continue to pursue these funding mechanisms in order to provide an adequate level of parks and recreation service to all Fresno residents.

12.1--Risk of Explosion or Release of Hazardous Substances:

The policies of the Housing Element may be used to identify potential sites for affordable or assisted housing projects. Site selection criteria listed in the Housing Element include locating affordable/subsidized housing proximate to employment, transportation, commercial and recreational centers. In addition, consideration should be given to environmental concerns related to site location. The United States Department of Housing and Urban Development (HUD) has developed environmental standards related to location of its subsidized housing projects in relation to hazardous operations explosive or flammable in nature, and to toxic chemicals and radioactive materials.

The standards state that a determination must be made that the project is not in the vicinity of any hazardous operations involving explosive or flammable fuels or chemicals of certain magnitude. In addition, the project must not be exposed to toxic chemicals or radioactive materials. It is recommended that these same factors be taken into consideration for siting of housing projects which will not be receiving HUD funding.

Another issue which may arise in the siting of housing projects is the proximity of the site to high-voltage electric transmission lines. Studies which have been done have indicated that electromagnetic fields (EMF) may create adverse health effect. However, other studies have not established a significant relationship. Until further information is known on the link between EMF and health effects, many communities have adopted the concept of "prudent avoidance", which could involve siting buildings so as to minimize human EMF exposure to the greatest extent possible. This may be the best approach until further research results can provide conclusive evidence of the risks from EMF exposure.

Given the uncertainty surrounding the potential health hazards related to EMF exposure, it is recommended that the City of Fresno adopt the concept of prudent avoidance in siting residential projects to minimize resident exposure to EMF.

12.2--Site Subject to Flooding

Some sites within the FCMA which are planned for residential development may be located within a flood plain as designated on the Federal Emergency Management Agency (FEMA) flood zone maps. The Fresno Metropolitan Flood Control District has adopted a Floodplain Policy which requires floodplain management action to mitigate the impact should a flood event occur.

In addition, federally funded projects must comply with Federal Floodplain Management Guidelines. This policy recommends that unless there is no practicable alternative, development within a floodplain should be avoided. If it cannot be avoided, the project shall be adjusted to reduce the hazard and risk of flood loss, minimize the impact of floods on human safety, health and welfare, and restore and preserve the natural and beneficial floodplain values. These criteria are similar to the purposes of the floodplain policy adopted by the Fresno Metropolitan Flood Control District.

14.1--Removal of Historic Building, Disruption of Archaeological Site

Many housing programs identified in the Housing Element involve the rehabilitation of existing structures or may involve redevelopment. Programs involving Federal funds must comply with the provisions of the National Historic Preservation Act. The lead agency must consult with the State Historic Preservation Office to determine if the project will affect a structure which is on the Historic Register, or a structure which may be eligible for placement on the Historic Register. If a structure is determined to be historic, it must then be determined if the project will have an effect on its historic status. Criteria used to determine the effect include if the action alters the characteristics of the property which make it eligible for the National Register, diminish the integrity of the property, or introduce visual elements which are out of character with the property. It is recommended that similar criteria be used in evaluating projects involving historic structures which are not receiving Federal assistance.

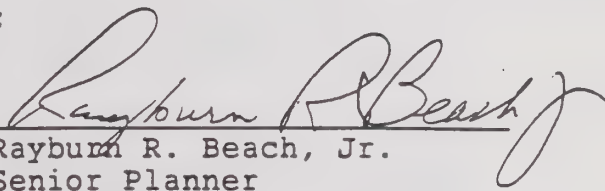
Findings:

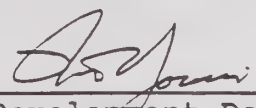
The policies and programs enumerated in the Housing Element in and of themselves will not result in generation of significant adverse effects on the environment, and implementation of these policies will enhance the environment by improving the quality of housing stock and providing a variety of housing types for a diverse population. Any new housing which results from implementation of these programs will also be in conformance with the City's adopted General Plan, and public services have been planned accordingly. The Environmental Impact Report for the 1984 General Plan (EIR No. 10085) considered the effect of this growth on the environment.

INITIAL STUDY
ENVIRONMENTAL ASSESSMENT NO. 92-021
Page 9
March 23, 1992

Based upon the comments received from reviewing agencies, and upon the above analysis, it has been determined that this project will not result in a significant adverse effect on the environment. Therefore, a Negative Declaration is the appropriate environmental document for this project.

These findings are concurred in by:


Rayburn R. Beach, Jr.
Senior Planner


Development Department

MB:vs
1252+/ENV19

ADDENDUM TO INITIAL STUDY FOR
ENVIRONMENTAL ASSESSMENT NO. 92-021

On March 19, 1992, an initial study was completed for Environmental Assessment No. 92-021, addressing the potential for environmental impacts that might result from the City's proposed adoption of a new General Plan Housing Element. On March 24, 1992, a Negative Declaration was filed for the project. However, on March 20, 1992, the City received correspondence from the State of California Housing and Community Development Department which requested several modifications to the Housing Element in order to bring it into compliance with State housing law (Article 10.6 of the Government Code). In response to this request, several changes to the text of the Housing Element have been made.

The changes add clarification regarding the elements stated programs, policies and procedures; add statistics regarding availability of new and rehabilitated housing for all income levels; and add documentation regarding affordable rents of existing housing stock.

Staff has reviewed these changes and determined that individually and cumulatively they will not change the analysis presented in the original initial study for this project, nor raise environmental impacts not already identified. Therefore, no further environmental analysis or review is warranted. The Negative Declaration recommended for adoption by staff on March 24, 1992 continues to remain the appropriate environmental document for this project.

MB:vs
1288+/ENV19

APR 11 1992

CLERK OF SUPERIOR COURT

CLERK OF SUPERIOR COURT

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
FOURTH STREET, Room 430
BOX 952053
SAN FRANCISCO, CA 94125-2053
(415) 323-3176 FAX (415) 323-6625



March 20, 1992

Mr. Michael Bierman
City Manager
City of Fresno
City Hall
2600 Fresno Street
Fresno, California 93721-1899

Dear Mr. Bierman:

RE: Review of the City of Fresno's Draft Housing Element

Thank you for submitting Fresno's draft housing element, received for our review on February 5, 1992. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585 (b)).

Telephone conversations with Ms. Lois Johnson, Supervising Planner, on March 9 and 10, 1992 and with Ms. Georgiena Vivian, the City's consultant on March 11, 1992 assisted our review. This letter and the attached appendix contain a summary of comments shared with Ms. Johnson and Ms. Vivian.

Fresno's housing element is well written and responds to many of the identified needs of the City. The City is to be commended for the element's thoroughness and the integration of the housing programs with the City's CHAS. We are impressed with the very complete analysis of area housing needs and the detailed description of City, County, and housing authority programs for addressing these needs. However, there are several areas which, in our opinion, require revisions to bring the element into compliance with State housing law (Article 10.6 of the Government Code). In particular, the housing element should contain a more detailed analysis of some governmental constraints, and should identify adequate sites sufficient to accommodate the City's regional share allocation for all income levels.

For your information, housing element law has been amended, effective January 1, 1992. A current copy of the amended statute is enclosed (new or revised language is underlined). The relevant requirements will have to be addressed when the City

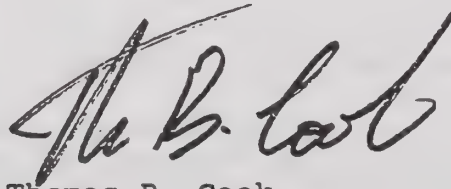
Mr. Michael Bierman
Page 2

adopts its revised housing element. A technical assistance paper regarding the most recent amendments will be forwarded to the City upon completion.

We hope our comments are helpful to the City. We appreciate the cooperation of Ms. Johnson and Ms. Vivian during our review. If you have any questions about our comments or would like assistance in the revision of your housing element, please contact Robert Maus of our staff at (916) 327-2640.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the organizations and individuals listed below.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. B. Cook', with a stylized, sweeping flourish at the end.

Thomas B. Cook
Deputy Director

Attachments

cc: Lois Johnson, Supervising Planner, City of Fresno
Georgiena Vivian, Consultant, Valley Research and Planning
Alvin P. Solis, Director, City of Fresno Planning
Michael Kanz, California Rural Legal Assistance
Joanne Nugent, Self-Help Enterprises
William Briam, Fresno Council of Local Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center

APPENDIX

City of Fresno

The following changes would, in our opinion, bring Fresno's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change we cite the supporting section of the Government Code. Where particular program examples or data sources are listed, these are suggestions for your information only. We recognize that Fresno may choose other means of complying with the law.

A. Housing Needs, Resources, and Constraints

1. Include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services available to these sites (Section 65583 (a(3))).

The land inventory describes the maximum permitted density within each zoning category; it should also include the density range for each zoning category. The element should also compare recent developed densities with the zoned densities for these parcels to indicate that zoned densities accurately reflect development potential in Fresno.

The element indicates that the City currently has sufficient residential land to accommodate the total regional share need within the existing City limits. However, the element does not demonstrate that new development within the medium-high and high-density residential zones can produce units affordable to lower-income households.

To adequately identify sufficient sites to accommodate the City's share of the regional housing need, the element should:

- Include evidence (such as describing recent approved multifamily projects affordable to low- and very low-income households) that projects developed in the medium-high and high-density zones in Fresno can facilitate developments affordable to lower-income households; or
- The City should zone an adequate supply of land at densities that can accommodate the City's regional share of housing for lower-income households; or

1

- Where existing densities are not adequate, include additional program actions either alone or in conjunction with increased densities to allow the development of needed lower-income housing. Such programs could include fee waivers, density bonuses in addition to those allowed by state law, City purchase of sites for the development of very low-income housing, relaxed parking or other design requirements, and other incentives or financial assistance to insure affordability to very low- and low-income households.

2. Analyze the City's land use controls, building codes and their enforcement, fees and other exactions required of developers, and local processing and permit procedures as potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(4)).

The analysis of land use controls should specifically describe and evaluate the City's requirements including zoning policies, design review standards, open space requirements, and development standards such as parking requirements for their potential impact upon the development of housing. The City states that most governmental constraints are unchanged since 1984, in our opinion, the element should discuss the governmental constraints that have changed since 1984 (see the top of page IV-3).

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The analysis of building codes and their enforcement should describe any local amendments to the State Housing Law and the model codes adopted into it by reference and analyze the type and/or degree of enforcement.

The analysis of fees and exactions should include information about typical development fees and exactions.

We note that the element states that the City has a policy that "conditional use permits are required when residential development is proposed. Planned unit and density tolerant development, condominium and zero-lot-line developments are subject to conditional use permit approval." We understand that this statement does not accurately reflect the City's development policies, and that only "unorthodox" developments such as PUD and zero-lot-line require a CUP. The element should be revised to include a discussion of which developments actually require a CUP, a description of the criteria

used in the evaluation of CUP applications, and an analysis of whether the CUP requirement constrains the development of housing.

2 The analysis of constraints to housing production should include more detail about, and analysis of, the proposed imposition of an air pollution emission factor and fee on residential development. We note that the element indicates that such a fee, if imposed, would have a deleterious effect upon housing ownership opportunities for lower- and middle-income households. Have alternatives to such a fee been considered? If a fee is imposed, does the City envision a standard fee for all residential development, or would distinctions be made for factors such as: the number of bedrooms, the size of the unit, the age of the residents (elderly housing), distance from bus routes, or other factors based upon projected vehicle trips from different residences?

Where constraints exist, a locality should mitigate or, where appropriate or legally possible, remove them (Section 65583 (c)(4)).

B. Housing Programs

The description of the City's housing programs was generally very thorough; and the element's integration of the housing programs with the City's CHAS was outstanding. However, in our opinion, the program section should be revised to address the following concerns.

- 3
1. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households. For purposes of this paragraph, the phrase "use by right"

shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5 of the Government Code (Section 65583(c)(1)).

Pursuant to item A-1, above, it is not possible to evaluate the adequacy of existing sites without a more complete land inventory. However, if the revised inventory does not identify adequate sites to accommodate the need for all household income levels, the element must include a program to provide sites where owner-occupied and rental multifamily residential use is allowed by right pursuant to Government Code Sections 65583 (c)(1) and 65589.5 (f).

Since the element indicates that Fresno has an unmet need for emergency shelters and transitional housing, the City should indicate whether such uses are permitted in current zoning categories or include a program to identify adequate sites for emergency shelters and/or transitional housing. Our enclosed technical assistance paper, Shelter for the Homeless: Housing Element Requirements, contains information for addressing this requirement.

2. If appropriate, pursuant to item A-2 above, include program actions to remove or mitigate, where legally possible, governmental constraints to the maintenance, improvement, or development of housing (Section 65583 (c)(3)).
3. While the housing element includes an estimate of the funding expected in the City of Fresno Redevelopment Agency L&M Fund for the 1992 fiscal year, the element should also include an estimate of funding expected in the L&M Fund through the end of the current planning period (ending on June 30, 1996) along with a description of the planned use of these funds during the planning period (Section 65583(c)).

C. Quantified Objectives

Establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period (Section 65583 (b)(2)). For example:

The law was amended, effective January 1, 1992, to require that the quantified objectives shall establish the maximum number of housing units by income category (emphasis added) that can be constructed, rehabilitated, and conserved over a five-year time period. This requirement could be addressed by utilizing a matrix like the one illustrated below:

Quantified Objective	New Construction	Rehab	Conservation
Very Low Income			
Low Income			
Moderate Income			
Above Moderate			

D. Public Participation

Describe how the City made a diligent effort to achieve the public participation of all economic segments of the community in the development of the element (Section 65583 (c)).

Ms. Johnson has described the City's efforts to circulate the housing element among lower-income organizations and individuals. The description of these efforts should be incorporated into the housing element.

E. Consistency with the General Plan

Describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)). The goals, policies, and objectives of the housing element should be analyzed for consistency with the land use, circulation and open space elements, zoning ordinances, and public works master plans. Conflicts should be acknowledged and amendments made to eliminate them.

We note that the City has a program to update the general plan (Policy 1, Program 1); the City may wish to add a statement to this program describing how internal consistency between elements will be maintained in the general plan update.

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F. Assisted Units At-Risk of Conversion

Chapter 1451, Statutes of 1989, and Chapter 889, Statutes of 1991 required all housing elements to include, by July 1, 1992, additional needs analyses and programs to address the potential conversion of existing, assisted housing developments to non-low-income housing uses during the next ten-year period (Government Code Section 65583(a)(8) and (c)(6)). The Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, compiled by the California Housing Partnership Coalition, identifies more than the three projects mentioned (see Policy 5, Program 2) in the element as eligible to convert through 2001; however, other federal, state, or locally-assisted units may also exist in the City of Fresno, and their potential for conversion should be analyzed. A number of the projects listed (but not analyzed) on pages V-21 through V-27 appear to have the potential to convert through 2001.

To facilitate the City's response by the statutory deadline (July 1992), we have included information about the analysis of units at risk in the attached technical assistance paper, Housing Element Analysis: Preservation of Assisted Housing. We have also included a copy of projects within the City of Fresno listed in the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, compiled by the California Housing Partnership Coalition, and multifamily revenue bond projects listed in The Use of Housing Revenue Bond Proceeds, Annual Summary 1990, compiled by the California Debt Advisory Commission to assist the City in its analysis.

G. Supplemental Information

The attached Housing Element law-1992 describes recent legislative changes in housing element or State planning law that may impact the City's housing element or programs.

HOUSING ELEMENT LAW
(As of January 1, 1992)

Article 10.6. Housing Elements

65580. The Legislature finds and declares as follows:

(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

(b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

(c) The provision of housing affordable to low-and moderate-income households requires the cooperation of all levels of government.

(d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.

(e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65581. It is the intent of the Legislature in enacting this article:

(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.

(b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

(c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

(d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.

(Added by Stats. 1980, Ch. 1143.)

65582. As used in this article:

(a) "Community," "locality," "local government," or "jurisdiction," means a city, city and county, or county.

(b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community

Development.

(d) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(e) "Low- and moderate-income households" means persons and families of low or moderate incomes as defined by section 50093 of the Health and Safety Code.

(Added by Stats. 1980, Ch. 1143., Amended by Stats. 1989, Ch. 1140. Amended by Stats. 1990, Ch. 1441.)

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

(5) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(6) An analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.

(7) An analysis of opportunities for energy conservation with respect to residential development.

(8) An analysis of existing assisted housing developments

that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project by project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The

quantified objectives shall establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a Low and Moderate Income Housing Fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing in order to meet the community's housing goals as identified in subdivision (b). Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low-income households. For purposes of this paragraph, the phrase "use by right" shall mean the use does not require a conditional use permit, except when the proposed project is a mixed-use project involving both commercial and residential uses. Use by right for all rental multifamily residential housing shall be provided in accordance with subdivision (f) of Section 65589.5.

(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

(6) (A) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted

housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(B) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) The analysis and program for preserving assisted housing developments required by the amendments to this section enacted by the Statutes of 1989 shall be adopted as an amendment to the housing element by July 1, 1992.

(e) Failure of the department to review and report its findings pursuant to Section 65585 to the local government between July 1, 1992, and the next periodic review and revision required by Section 65588, concerning the housing element amendment required by the amendments to this section by the Statutes of 1989, shall not be used as a basis for allocation or denial of any housing assistance administered pursuant to Part 2 (commencing with Section 50400) of Division 31 of the Health and Safety Code.

(Amended by Stats. 1984, Ch. 1691, § 3, eff. Sept 30, 1984; Amended by Stats. 1986, Ch. 1383, § 2; Amended by Stats. 1989, Ch. 1140, § 2; Amended by Stats. 1989, Ch. 1451, § 1.5; Amended by Stats. 1991, Ch. 730 (A.B. 1929), § 1; Amended by Stats. 1991, Ch. 889 (S.B. 1019), § 2.)

Note: Stats. 1984, Ch. 1691, also reads:

SEC. 1. The Legislature finds and declares that because of economic, physical, and mental conditions that are beyond their control, thousands of individuals and families in California are homeless. Churches, local governments, and nonprofit organizations providing assistance to the homeless have been overwhelmed by a new class of homeless: families with children, individuals with employable skills, and formerly middle-class families and individuals with long work histories.

The programs provided by the state, local, and federal governments, and by private institutions, have been unable to meet existing needs and further action is necessary. The Legislature finds and declares that two levels of housing assistance are needed: an emergency fund to supplement temporary shelter programs, and a fund to facilitate the preservation of existing housing and the creation of new housing units affordable to very low income households. It is in the public interest for the State of California to provide this assistance.

The Legislature further finds and declares that there is a need for more information on the numbers of homeless and the causes

of homelessness, and for systematic exploration of more comprehensive solutions to the problem. Both local and state government have a role to play in identifying, understanding, and devising solutions to the problem of homelessness.

Note: Stats. 1986, Ch. 1383, also reads:

SEC. 3. The amendments to paragraph (1) of subdivision (c) of Section 65583 of the Government Code made by the act adding this section during the 1986 Regular Session of the Legislature shall require an identification of sites for emergency shelters and transitional housing by January 1, 1988, or by the next periodic review of a housing element pursuant to Section 65588 of the Government Code, whichever is later, in order to give local governments adequate time to plan for, and to assist in the development of, housing for homeless persons, if it is determined that there is a need for emergency shelter pursuant to paragraph (6) of subdivision (a) of Section 65583 of the Government Code.

Note: Stats. 1991, Ch. 889, also reads:

SEC. 5. The additional requirements and duties created by Sections 1, 2, and 4 of this act shall be applicable upon the next amendment or periodic review of the housing element by the legislative body.

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary

to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility, with respect to its jurisdiction, for the identification and determination of housing market areas and regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas.

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a), or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public

hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d)(1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period

of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(Amended by Stats. 1984, Ch. 1684, Amended Stats. 1989, Ch. 1451. Amended Stats. 1990, Ch. 1441)

65585. (a) In preparation of its housing element, each city and county shall consider the guidelines adopted by the department pursuant to Section 50459 of the Health and Safety Code. Those guidelines shall be advisory to each city or county in the preparation of its housing element.

(b) At least 90 days prior to adoption of its housing element, or at least 45 days prior to the adoption of an amendment to this element, the planning agency shall submit a draft element or draft amendment to the department. The department shall review the draft and report its written findings to the planning agency within 90 days of its receipt of the draft in the case of an adoption or within 45 days of its receipt in the case of a draft amendment.

(c) In the preparation of its findings, the department may consult with any public agency, group, or person. The department shall receive and consider any written comments from any public agency, group, or person regarding the draft or adopted element or amendment under review.

(d) In its written findings, the department shall determine whether the draft element or draft amendment substantially complies with the requirements of this article.

(e) Prior to the adoption of its draft element or draft amendment, the legislative body shall consider the findings made by the department. If the department's findings are not available within the time limits set by this section, the legislative body may act without them.

(f) If the department finds that the draft element or draft amendment does not substantially comply with the requirements of

this article, the legislative body shall take one of the following actions:

(1) Change the draft element or draft amendment to substantially comply with the requirements of this article.

(2) Adopt the draft element or draft amendment without changes. The legislative body shall include in its resolution of adoption written findings which explain the reasons the legislative body believes that the draft element or draft amendment substantially complies with the requirements of this article despite the findings of the department.

(g) Promptly following the adoption of its element or amendment, the planning agency shall submit a copy to the department.

(h) The department shall, within 120 days, review adopted housing elements or amendments and report its findings to the planning agency.

(Amended by Stats. 1983, Ch. 1250 [effective January 1, 1984]; Stats. 1984, Ch. 1009, Amended Stats. 1990, Ch. 1441)

65586. Local governments shall conform their housing elements to the provisions of this article on or before October 1, 1981. Jurisdictions with housing elements adopted before October 1, 1981, in conformity with the housing element guidelines adopted by the Department of Housing and Community Development on December 7, 1977, and located in Subchapter 3 (commencing with Section 6300) of Chapter 6 of Part 1 of Title 25 of the California Administrative Code [repealed in 1982], shall be deemed in compliance with this article as of its effective date. A locality with a housing element found to be adequate by the department before October 1, 1981, shall be deemed in conformity with these guidelines.

(Added by Stats. 1980, Ch. 1143.)

65587. (a) Each city, county, or city and county shall bring its housing element, as required by subdivision (c) of Section 65302, into conformity with the requirements of this article on or before October 1, 1981, and the deadlines set by section 65588. Except as specifically provided in subdivision (b) of Section 65361, the Director of Planning and Research shall not grant an extension of time from these requirements.

(b) Any action brought by any interested party to review the conformity with the provisions of this article of any housing element or portion thereof or revision thereto shall be brought pursuant to Section 1085 of the Code of Civil Procedure; the court's review of compliance with the provisions of this article shall extend to whether the housing element or portion thereof or revision thereto substantially complies with the requirements of this article.

(c) If a court finds that an action of a city, county, or city and county, which is required to be consistent with its general plan, does not comply with its housing element, the city, county, or city and county shall bring its action into compliance within 60 days. However the court shall retain jurisdiction through out the

period for compliance to enforce its decision. Upon the court's determination that the 60-day period for compliance would place an undue hardship on the city, county, or city and county, the court may extend the time period for compliance by an addition 60 days.

(Amended by Stats. 1984, Ch. 1009. Amended Stats. 1990, Ch. 1441)

Note: Stats. 1984, Ch. 1009, also reads:

SEC. 44. It is the intent of the Legislature that the term "substantially complies," as used in subdivision (b) of Section 65587, be given the same interpretation as was given that term by the court in *Camp v. Board of Supervisors*, 123 Cal. App. 3d. 334, 348, [176 Cal. Rptr. 620, 629].

65587.1. (a) The Legislature finds and declares that local policies and programs which increase housing opportunities through a tax-exempt revenue bond program or through a requirement that the approval of a housing related project be tied to the provision of assistance for housing are consistent with the intent of this article. The Legislature further finds and declares that actions which have the effect of impeding or halting such policies and programs or the direct production of housing run contrary to the goals of increased housing opportunities and balanced commercial and residential development embodied in this article.

(b) Notwithstanding any other provision of law, neither a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code nor a local approval, made prior to May 1, 1983, of a housing related project shall be invalidated due to the failure or alleged failure of a city and county to comply with this article, subdivision (c) of Section 65302 of the Government Code, or any regulations or guidelines adopted pursuant thereto, or any other provision of law require consistency with the housing element of a local general plan. For purposes of this section, a "housing related project" means (a) a residential project or (b) a nonresidential project, the local approval of which was conditioned upon the nonresidential developer (1) developing or rehabilitating or causing to be developed or rehabilitated housing units, or (2) providing funds for the development or rehabilitation of housing units, or (3) investing in a mortgage revenue bond program subject to subdivision (b) of Section 52053.5 of the Health and Safety Code, under a formula or guidelines adopted by the planning commission or local governing body of the city and county. For purposes of this section, "housing related project" shall not include a project, the construction or development of which requires either the demolition or conversion of low- or moderate-rental residential units and local approval of which does not provide for the replacement of such units and for the maintenance in such units of rents affordable for low- and moderate-income persons for a period of not less than 20 years.

(Added by Stats. 1982, Ch. 312. Effective June 28, 1982.)

65588. (a) Each local government shall review its housing element as frequently as appropriate to evaluate all of the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.

(2) The effectiveness of the housing element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the housing element.

(b) The housing element shall be revised as appropriate, but not less than every five years, to reflect the results of this periodic review.

In order to facilitate effective review by the department of housing elements, local governments following shall prepare and adopt the first two revisions of their housing elements no later than the dates specified in the following schedule, notwithstanding the date of adoption of the housing elements in existence on the effective date of the act which amended this section during the 1983-84 session of the Legislature.

(1) Local governments within the regional jurisdiction of the Southern California Association of Governments: July 1, 1984, for the first revision and July 1, 1989, for the second revision.

(2) Local governments within the regional jurisdiction of the Association of Bay Area Governments: January 1, 1985, for the first revision, and July 1, 1990, for the second revision.

(3) Local governments within the regional jurisdiction of the San Diego Association of Governments, the Council of Fresno County Governments, the Kern County Council of Governments, the Sacramento Council of Governments, and the Association of Monterey Bay Area Governments: July 1, 1985, for the first revision, and July 1, 1991, for the second revision.

(4) All other local governments: January 1, 1986, for the first revision, and July 1, 1992, for the second revision.

(5) Subsequent revisions shall be completed not less often than at five-year intervals following the second revision.

(c) The review and revision of housing elements required by this section shall take into account any low- or moderate-income housing which has been provided or required pursuant to Section 65590.

(d) The review pursuant to subdivision (c) shall include, but need not be limited to, the following:

(1) The number of new housing units approved for construction within the coastal zone after January 1, 1992.

(2) The number of housing units for persons and families of low income or moderate income, as defined in Section 50093 of the Health and Safety Code, required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone pursuant to Section 65590.

(3) The number of existing residential dwelling units occupied by persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been authorized to be demolished or converted since January 1, 1982, in

the Coastal zone.

(4) The number of residential dwelling units for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, that have been required for replacement or authorized to be converted or demolished as identified in paragraph (3). The location of the replacement units, either onsite, elsewhere within the locality's jurisdiction within the coastal zone, or within three miles of the coastal zone within the locality's jurisdiction, shall be designated in the review.

(Amended by Stats. 1984, Ch. 208. Effective June 20, 1984)

65588.5. A copy of the report required by subdivision (b) of Section 65400 shall be submitted to the Department of Housing and Community Development within 30 days after receipt by the legislative body.

(Added by Stats. 1991, Ch. 889 (S.B. 1019), § 3.)

[For your information, Section 65400 is included at the end of this document]

65589. (a) Nothing in this article shall require a city, county, or city and county to do any of the following:

(1) Expend local revenues for the construction of housing, housing, housing subsidies, or land acquisition.

(2) Disapprove any residential development which is consistent with the general plan.

(b) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government to impose rent controls or restrictions on the sale of property.

(c) Nothing in this article shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan.

(d) The provisions of this article shall be construed consistent with, and in promotion of, the statewide goal of a sufficient supply of decent housing to meet the needs of all Californians.

(Added by Stats. 1980, Ch. 1143.)

65589.3. In any action filed on or after January 1, 1991, taken to challenge the validity of a housing element, there shall be a rebuttable presumption of the validity of the element or amendment if, pursuant to Section 65585, the department has found that the element or amendment substantially complies with the requirements of this article.

(Added by Stats. 1990, Ch. 1441)

65589.5. (a) The Legislature finds all of the following:

(1) The Lack of affordable housing is a critical problem which threatens the economic, environmental, and social quality of life

in California.

(2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments which limit the approval of affordable housing, increase the cost of land for affordable housing, and require that high fees and exactions be paid by producers of potentially affordable housing.

(3) Among the consequences of these actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions which result in disapproval of affordable housing projects, reduction in density of affordable housing projects, and excessive standards for affordable housing projects.

(b) It is the policy of the state that a local government not reject or make infeasible affordable housing developments which contribute to meeting the housing need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without meeting the provisions of subdivision (c).

(c) The Legislature also recognizes that premature and unnecessary development of agriculture lands to urban uses continues to have adverse effects on the availability of such lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, infilling existing urban areas.

(d) A local agency shall not disapprove a housing development project affordable to low- and moderate-income households or condition approval in a manner which renders the project infeasible for development for use of low- and moderate-income households unless it finds, based upon substantial evidence, one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article and the development project is not needed for the jurisdiction to meet its share of the regional housing need of low-income housing.

(2) The development project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

(4) Approval of the development project would increase the

concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583, without rendering the development unaffordable to low- and moderate-income households.

(5) The development project is proposed on land zoned for agricultural or resource preservation which is surrounded on at least two sides by land being used for agricultural or resources preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(6) The development project is inconsistent with the jurisdiction's general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a housing element pursuant to this article.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the provisions of the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 of the Government Code or the provisions of the California Coastal Act, Division 20 (commencing with Section 30000) of the Public Resources Code. Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the Environmental Quality Act, Division 13 (commencing with Section 21000) of the Public Resources Code.

(f) Nothing in this section shall be construed to prohibit a local agency from requiring the development project to comply with development standards and policies appropriate to and consistent with meeting the quantified objectives relative to the development of housing, as required in the housing element pursuant to subdivision (b) of Section 65583. Nor shall anything in this section be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law which are essential to provide necessary public services and facilities to the development project.

(g) This section shall be applicable to charter cities, because the Legislature finds that the lack of affordable housing is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social, and technological factors.

(2) "Affordable to low- and moderate-income households" means at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, and the remaining units shall be sold or rented to either lower income households or persons and families of moderate income as defined in Section 50093 of the Health and

Safety Code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate income eligibility limits are based. "Area median income" shall mean area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for the lower income households in accordance with the provisions of this subdivision for 30 years.

(3) "Neighborhood" means a planning area commonly identified as such in a community's planning documents, and identified as a neighborhood by the individuals residing and working within the neighborhood. Documentation demonstrating that the area meets the definition of neighborhood may include a map prepared for planning purposes which lists the name and boundaries of the neighborhood.

(i) If any city, county, or city and county denies approval or imposes restrictions, including a reduction of allowable densities or the percentage of a lot which may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, which have a substantial adverse effect on the viability or affordability of a housing development affordable to low- and moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivisions (c).

(j) When a proposed housing development project complies with the applicable general plan, zoning, development policies in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or

the approval of the project upon the condition that it be developed at a lower density.

(Added by Stats. 1982, Ch. 1438, Amended by Stats. 1990, Ch. 1439)

65589.6. In any action taken to challenge the validity of a decision by a city, county, or city and county to disapprove a project or approve a project upon the condition that it be developed at a lower density pursuant to Section 65589.5, the city, county, or city and county shall bear the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5.

(Added by Stats. 1984, Ch. 1104.)

65589.7. The housing element adopted by the legislative body and any amendments made to that element shall be delivered to all special districts that provide water services at retail or sewer services and to other private entities that provide water services at retail or sewer services within the territory of the legislative body. When allocating or making plans for the allocation of available and future resources or services designated for residential use, each special district providing water services at retail or sewer services and other private entities providing water services at retail or sewer services, shall grant a priority for the provision of these available and future resources or services to proposed housing developments which help meet the city's, county's, or city and county's share of the regional housing need for lower income households as identified in the housing element adopted by the legislative body and any amendments made to that element. This section is intended to neither enlarge nor diminish the existing authority of a city, county or city and county in adopting a housing element. Failure to deliver a housing element adopted by the legislative body or amendments made to that element, to a special district or private entity providing water services at retail or sewer services shall not invalidate any action or approval of a development project. The special districts which provide water services at retail or sewer services related to development, as defined in subdivision (e) of Section 56426, are included within this section.

As used in this section, "water services at retail" means supplying water directly to the end user or consumer of that water, and does not include sale by a water supplier to another water supplier for resale.

(Added by Stats. 1991, Ch. 889 (S.B. 1019), § 4.)

NOTE: Stats. 1991, Ch. 889 (S.B. 1019), also reads:

SEC. 5. The additional requirements and duties created by Sections 1, 2, and 4 of this act shall be applicable upon the next amendment or periodic review of the housing element by the legislative body.

65589.8. A local government which adopts a requirement in its housing element that a housing development contain a fixed percentage of affordable housing units, shall permit a developer to satisfy all or portion of that requirement by constructing rental housing at affordable monthly rents, as determined by local government.

Nothing in this section shall be construed to expand or contract the authority of a local government to adopt an ordinance, charter amendment, or policy requiring that any housing development contain a fixed percentage of affordable housing units.

(Added by Stats. 1983, Ch. 787.)

Health and Safety Code

50459. (a) The department may adopt, and from time to time revise, guidelines for the preparation of housing elements required by Section 65302 and Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(b) The department shall review housing elements and amendments for substantial compliance with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code and report its findings pursuant to Section 65585 of the Government Code.

(c) On or before December 31, 1991, and annually thereafter, the department shall report to the Legislature on the status of housing elements and the extent to which they comply with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code. The department shall also make this report available to any other public agency, group, or person who requests a copy.

(d) The department may, in connection with any loan or grant application submitted to the agency, require submission to the department for review of any housing element and any local housing assistance plan adopted pursuant to the Housing and Community Development Act of 1974 (Public Law 93-383) [42 U.S.C.A. Section 5301 et. seq.]

(Added by Stats. 1977, Ch. 610, Amended by Stats. 1983, Ch. 101, Amended by Stats. 1985, Ch. 675, Amended by Stats. 1990, Ch. 1441.)

General Plan Law

65400. After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(a) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(b) Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584.

(Amended by Stats. 1984, Ch. 690, § 5.5; Stats. 1984, Ch. 1009, § 14; Stats. 1990, Ch. 1441 (S.B. 2274), § 2.)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430

P.O. BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625



December 5, 1991

TO: Interested Parties

FROM: 
Thomas B. Cook
Deputy DirectorSUBJECT: Revised Housing Element Amendment Date for Preserving
Subsidized Housing Projects

On October 11, 1991 Governor Pete Wilson signed Senate Bill 1019, which amends housing element law (Chapter 889, Statutes of 1991) to extend the deadline for local governments to amend their housing elements to include an analysis and programs to preserve assisted-housing at risk of converting to non-low-income uses. The due date for adopting the housing element amendment was extended from January 1, 1992 to July 1, 1992.

This change was requested by the Department of Housing and Community Development (HCD) because of the recent addition of new federal legislation (The Low Income Housing Preservation and Resident Homeownership Act of 1990, or LIHPRHA), and to assist those localities that are currently revising their housing elements to meet a statutory element update deadline of July 1, 1992. The extended due date applies to all localities in the State.

Amended elements should be submitted to HCD at least 45 days prior to the July 1, 1992 deadline to allow for the mandatory review period by HCD. Localities already revising their housing elements are encouraged to continue and submit their amended elements to HCD as soon as possible.

The Housing Policy Development Division of HCD is preparing a technical assistance manual on the preservation issue. The manual will provide background information on the preservation issue and an overview of federal and state regulations affecting assisted projects (including LIHPRHA), state housing element requirements, and preservation resources. The manual is anticipated to be available for distribution in early 1992.

In the meantime, we have included an interim preservation paper which outlines the housing element requirements; this enclosure is updated from the January 1, 1991 version. This update includes more information relative to the HUD-assisted projects subject to new federal regulations issued since January, as well as information about program options.

To assist you with the required housing element analysis, we have included a list of entities interested in right-of-first-refusal and the following attachments if projects of a particular status are present in your jurisdiction.

We encourage calls to the housing element reviewer for your area to clarify any uncertainties prior to submittal of a draft element. Questions about the preservation analysis and program requirements for the housing element may be directed to our staff at (916) 445-4728. Questions about the HUD-assisted units or LIHPRHA in particular, may be directed to Linda Wheaton of our staff (916) 327-2642).

Attachments for Affected Jurisdictions:

1. An excerpt page(s) with projects located in your jurisdiction from the 1991 Update of the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, Prepared for the California Housing Partnership Corporation by the California Coalition for Rural Housing Project.
2. Status of California HUD-Assisted Projects Processed Under The Emergency Low-Income Housing Preservation Act (ELIHPA) And Which Have Submitted Plans of Action: 11/13/91.

Affected Jurisdictions:

Baldwin Park, Calexico, Concord, Davis, Duarte, El Cajon, Escondido, Gilroy, Hayward, Indio, La Mesa, La Puente, Long Beach, Los Angeles, Los Angeles County, Oxnard, Milpitas, Mountain View, National City, Palm Springs, Richmond, Sacramento, Salinas, San Bernadino, San Diego, San Jose, San Ysidro, Santa Rosa, South Lake Tahoe, Vallejo, Ventura.

3. Addendum (September 1991) to the above Inventory (see item 1.), with "Prepayment Eligible Section 221(D)(3) Market Rate Projects Subject to ELIHPA and/or LIHPRHA." (the prepayment dates for these projects were not listed in the 1991 update.

Affected jurisdictions:

Alturas, Commerce, Delano, El Paso De Robles, Fresno, Hemet, Lamont, Long Beach, Los Angeles, Modesto, Mountain View, Oakland, Pacifica, Palo Alto, Pasadena, Reedley, Richmond, San Diego, San Dimas, San Francisco, San Jose, San Pedro, Sacramento, Sacramento County, Sylmar, Van Nuys, Visalia, Yuba County (Linda).

4. HUD-Assisted Projects Which Submitted Notices of Intent Pursuant to ELIHPA (Section 222) or LIHPRHA (Section 212) and Which Did Not Have Approved Plans of Action as of 11/13/91.

Affected jurisdictions:

Arvin, Azusa, Bakersfield, Chico, Chula Vista, Claremont, Colton, Colusa, Corona, Covina, Delano, El Cajon, Escondido, Fallbrook, Hawaiian Gardens, Inglewood, La Habra, Long Beach, Los Angeles, Los Angeles County, Manteca, Merced, Milpitas, Modesto, Napa, National City, Oceanside, Oildale, Oxnard, Pittsburg, Palmdale, Pico Rivera, Richmond, Sacramento, Sacramento County, San Bernadino, San Diego, San Francisco, San Jose, San Ysidro, Santa Fe Springs, Santee, Stockton, Sun Valley, Sylmar, Vacaville, Vista, West Covina, West Sacramento, Whittier, Woodland.

5. "Inventory of California FmHA Section 515 Projects Which May Be Subject to Conversion"

See next page for affected jurisdictions.

gcletters:preserva

CALIFORNIA JURISDICTIONS WITH FMHA SECTION 515

PROJECTS APPROVED PRIOR TO DECEMBER 21, 1979¹

ADELANTO
ALTURAS
AMADOR CO. - SUTTER CREEK
APPLE VALLEY
AUBURN
BEAUMONT
BLYTHE
BRAWLEY

COACHELLA
COLUSA CO. - ARBUCKLE
CORCORAN
CRESCENT CITY
DESERT HOT SPRINGS
DINUBA
EXETER

FARMERSVILLE
FORT BRAGG
FORTUNA
GRASS VALLEY
GUSTINE
HANFORD
HOLTVILLE
IMPERIAL

KERN CO. - MOJAVE
KINGS CO. - HANFORD SOUTH
LAKE ELSINORE
LEMOORE
LINCOLN
LIVE OAK
LOS BANOS
MADERA CO. - OAKHURST
MARIPOSA CO. - MARIPOSA
MENDOTA

NEVADA CO.
ORLAND
OROVILLE
PARADISE
PARLIER
PATTERSON
PERRIS
PLYMOUTH
PORTERVILLE
PORTOLA
RED BLUFF
REEDLEY

SALINAS
SAN BERNARDINO CO.-
TRONA, YUCCA VALLEY
SAN JOAQUIN
SELMA
SHAFTER
SHASTA CO. - BURNEY
SIERRA CO.
SONOMA CO. - (BELL MANOR)
SONORA
SUSANVILLE

TULARE
UKIAH
VENTURA CO. - TEMPLETON
WASCO
WHEATLAND
WILLITS
WILLOW
YREKA
YUBA CO. - LINDA, OLIVEHURST

¹ This list excludes projects which have been refinanced within the last several years and would therefore not be eligible for additional federal incentives. Source: Farmer's Home Administration, Woodland, Ca, December, 1991.

Housing Element Review Worksheet

Locality: City of Fresno Draft: X Adopted: _____ HCD Receipt Date: _____
Contact Person: Lois Johnson Phone#: (209) 498-1361 Coastal Zone: N/A

Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located. Additional information regarding each statutory requirement can be found in the HCD Housing Element Questions and Answers Paper on the page numbers following each requirement.

I.	Housing Needs (65583(a)) (QA-6)	Owner	Renter	Total	Page #
A.	Number of existing households and housing units (QA-7)				
1.	Households	58,740	63,067	121,807	II-65
2.	Housing Units			129,404	II-62
B.	Lower income households overpaying (QA-6)				
1.	Total number	11,528	26,529	38,057	II-105
2.	% lower income			69%	II-104- II-105
C.	List pages where special housing needs groups are analyzed and provide the estimated number of households: (QA-13)				
1.	Handicapped (Persons)			23,516	II-23
2.	Elderly	15,362	7,537	22,899	II-43
3.	Large Households	7,044	19,537	26,581	II-33
4.	Farmworkers (Persons)			30,000- 80,000 (Fresno Co.)	II-45
5.	Families with female head			40,710	II-30
6.	Homeless (Persons)			1,700- 3,500 (Fresno Co.)	II-51
7.	Other:				
	People in group quarters (Persons)			8,671	II-55
	College students (Persons, 1980 Census)			17,683	II-55
	Southeast Asians			5,087	II-48
D.	Number of overcrowded households (QA-7)	3,171	12,851	16,022	II-99
E.	Number of units needing rehabilitation (QA-7)			10,093	II-94
F.	Number of housing units needing replacement (QA-7)			770	I-94
G.	Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD; specify the time frame of the projections <u>Jan. 1, 1989-July 1, 1996</u> and enter the construction need figures in the table below. (QA-4)				Summary-9, II-3, and App. C

Income Category

Very Low (0-50% of median income)
Other Lower (50%-80%)
Moderate (80%-120%)
Above Moderate (over 120%)
Total Units

5-1/2 Year
New Construction Needs
3,948 (24.0%)
2,688 (16.3%)
3,478 (21.1%)
6,347 (38.6%)
16,461 (100%)

H. If the regional housing needs provided by the Council of Governments or HCD has been revised, has the COG or HCD accepted the revision? (65584 (c)) N/A

N/A

I. Unless the employment and population trends are included in the regional housing needs figures provided by the COG or HCD, list the page(s) where these factors are analyzed.

II-4 (pop),
II-24 (empl)

II. Land Inventory (Sections 65583, 65583(a)) (QA-8)

Summarize in the table below the information on sites suitable for residential development within the five year planning period of the element. List page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory. Reference Chapter III.

Zoning/Permitted Housing Type	Number of Acres	Density Range (Units/Acre)	Availability of Services And Facilities (i.e., infrastructure)	Dwelling Unit Capacity
Single Family	RA=2,870 R-1=2,158 Total=4,828	RA=0.5 (ave) R-1=7.5 (ave) DU/Acre	UGM, as development occurs or infill development services exist	RA= 1,338 R-1=18,188 Tot=17,522
Multiple Family	R-2=387 T-P= 88 R-3=194 Tot=679	R-2=16 (ave) T-P=16 (ave) R-3=30 (ave) DU/Acre	UGM, as development occurs or infill development services exist	R-2= 6,353 T-P= 1,410 R-3= 5,829 Tot=13,592
Rental	SF = 20% of All SF, or 3,504 SF Units are Rented MF = 85% of All MF, or 12,812 MF Units are Rented			Tot=18,414
Mobilehomes, Mid. Housing, Mobilehome Parks	T-P=88 (allowed in any Residential Zone)	T-P=16 (ave)	UGM, as development occurs or infill development services exist	T-P= 1,410 (allowed in any Residential Zone)
Emergency Shelter or Transitional Housing	Allowed in all Multiple Family Zones	N/A	N/A	Allowed in all Multiple Family Zones
Sites with Residential Redev. Potential (within Element Timeframe)	Allowed as planned in all redevelopment areas	Reference Ch. III, p. III-7	Reference Chapter III, p. III-7	Allowed as planned in all redevelopment areas
TOTAL	5,507			31,114

III. Constraints on Housing (65583 (a))(4) and (5)

List pages where the housing constraints listed below are discussed:

A. Governmental Constraints (QA-10)

1. Land use controls (i.e., zoning, growth controls, open space requirements)
2. Codes and enforcement (i.e., any local amendments to UBC, degree or type of enforcement)

IV-1

IV-7

	Page #
3. On/off-site improvements (i.e., curbing requirements, street widths circulation improvements)	IV-6
4. Fees and exactions (permit fees and land dedication or other requirements imposed on developers)	IV-5
5. Processing and permit procedures (i.e., processing times, approval procedures)	IV-3- IV-8
6. Other governmental constraints	
a. Annexation	IV-3
b. Department Consolidation	IV-7
c. Development Review - One Stop Processing	IV-7
d. Planning and Policy Constraints	IV-8
B. Nongovernmental Constraints (QA-12)	
1. Availability of financing	II-114- II-116, IV-2
2. Price of land	II-104- II-112, IV-1
3. Cost of construction	II-104- II-112, IV-2
4. Other nongovernmental constraints	IV-9- IV-10

IV. Quantified Objectives (Section 65583 (b))

List quantified objectives for the maximum number of housing units over the five year time frame of the element to be: (QA-16)

A.	Constructed	16,461 (2993/yr over 5 1/2 yrs)	Summary-10
B.	Rehabilitated	1,921 (over 5 1/2 yrs)	Summary-10
C.	Conserved	16,500-22,000 units through Weatherization Programs 541 units through Section 8 Rental Subsidies	Summary-10

V. Other Topics

List pages where the following topics are discussed:

A.	Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 64483(c)) (QA-33)	VII-1
B.	Analysis of opportunities for energy conservation in residential development (Section 65583 (a)(7)) (QA-15)	V-5, VI-37- VI-38
C.	Description of means by which consistency will be achieved with other general plan elements (Section 65583 (c)) (QA-34)	VI-6
D.	Evaluation and revision of the previous element according to the criteria of Section 65588 (a) and (b): (QA-1)	

- | | | |
|----|---|-------------------------------|
| 1. | "Effectiveness of the element" (Section 65588 (a)(1)):
A review of the actual result of the earlier element's goals, policies and programs. The results should be quantified where possible (i.e., rehabilitation results), but may be qualitative where necessary (i.e., mitigation of governmental constraints). | Chapter VI,
VI-6-
VI-38 |
| 2. | "Progress in implementation" (Section 65588 (a)(3)):
An Analysis of the significant differences between what was projected or planned in the earlier element and what was achieved. | Chapter VI,
VI-6-
VI-38 |
| 3. | "Appropriateness of goals, objectives and policies" (Section 65588 (a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element. | Chapter VI,
VI-6-
VI-38 |
| E. | For Coastal Zone localities, list the pages where the required information regarding construction, demolition and conversions within the coastal zone is required (Section 65583 (c) and (d)). (QA-35) | N/A |

VI. Housing Programs (65583 (c)). Summarize programs in the element. (QA-18)

Program Purpose	Program Action(s)	Agency Responsible	Time Frame	Page #
Provide Adequate Sites (Section 65583 (c)(1))				
1. Insure total dwelling capacity equal to new construction need	Policy 1, Program 1 Policy 1, Program 2	City of Fresno City of Fresno	1992-1994 1996	Vi-6 and Analysis, Ch. III
2. Provide sites suitable for a variety of types of housing for all income levels, including rental and manufactured housing	Policy 1, Program 1, 2 Policy 2, Program 1,2,4,5,6,7 Policy 8, Program 1 Policy 10, Program 1,2,3,4,5,6 Policy 13, Program 1,2,3	City of Fresno City of Fresno City of Fresno City of Fresno, Fresno County City of Fresno	1992-1996 1991-1996 1991-1996 1992-94, 1991-96 1991-96, 1992-94	Vi-6, Vi-7-10, Vi-21-22, Vi-25-26, Vi-29-30, and Analysis in Chapter III
Assist in the development of adequate housing to meet the needs of low and moderate income households (Section 65583 (c)(2))	Policy 3, Program 1 Policy 4, Program 1-5 Policy 5, Program 1,4,5 Policy 10, Program 3,4,5 Policy 11, Program 1,2 Policy 12, Program 1 Policy 13, Program 1 Policy 14, Program 1,3 Policy 15, Program 6	City of Fresno City of Fresno, NOAH City of Fresno, Others City of Fresno, Fresno County City of Fresno, Fresno Co., Clovis City of Fresno City of Fresno City of Fresno, FCCHA City of Fresno, Fresno Co., Others	1991-1996 1991-1996 1991-1996 1991-1996 1991-96, 1992 1991-1996 1991-1996 1991-1996 1992	Vi-10-VI-11 Vi-11-VI-13 Vi-13-VI-18 Vi-24-VI-26 Vi-27 Vi-28 Vi-29 Vi-30-VI-31 Vi-33-VI-35
1. Utilize federal and state financing and subsidies				
2. Provide regulatory concessions and incentives (QA-26)	Policy 2, Program 1,2,3,4,5,6,7,8 Policy 10, Program 2 Policy 12, Program 1 Policy 13, Program 2 Policy 15, Program 6	City of Fresno City of Fresno City of Fresno City of Fresno City of Fresno, Fresno Co., Clovis	1991-96, 1992-96 1992-1996 1991-1996 1991-1996 1992	Vi-7-VI-10 Vi-24 Vi-28 Vi-29-VI-30 Vi-33-VI-35
Address and, where appropriate and legally possible, remove governmental constraints (Section 65583 (c)(3))				
1. Land use controls	Policy 1, Program 1,2 Policy 2, Program 1,2,3,4,7 Policy 10, Program 1,2 Policy 12, Program 1 Policy 13, Program 2,3	City of Fresno City of Fresno City of Fresno City of Fresno City of Fresno	1992-94, 1996 1991-1996 1992-94, 1991-96 1991-1996 1991-1996	Vi-6 Vi-7-VI-10 Vi-24 Vi-28 Vi-29-VI-30
2. Building codes	Policy 5, Program 3 Policy 8, Program 3 Policy 10, Program 7	City of Fresno City of Fresno City of Fresno	1991-1996 1991-1996 1991-1996	Vi-14 Vi-22 Vi-26
3. Site improvements	Policy 7, Program 1,2	City of Fresno	1991-1996	Vi-18-VI-20
4. Fees and exactions	Policy 2, Program 6 Policy 4, Program 5 Policy 8, Program 2	City of Fresno City of Fresno City of Fresno	1991-1996 1991-1996 1992-1996	Vi-10 Vi-13 Vi-22
5. Processing and permit procedures (QA-28)	Policy 2, Program 3,8 Policy 4, Program 5 Policy 19, Program 1	City of Fresno City of Fresno City of Fresno	1992-96, 1991-96 1991-1996 1991-1996	Vi-8, VI-10 Vi-13 Vi-38
Conserve and improve the condition of the existing housing stock (Section 65583 (c)(4)) (QA-30)	Policy 5, Program 1,2,3,4,5,6 Policy 6, Program 1,2,3,4 Policy 7, Program 3 Policy 9, Program 2,3 Policy 12, Program 1,3 Policy 17, Program 2,3 Policy 18, Program 2	City of Fresno City of Fresno City of Fresno, Fresno County City of Fresno City of Fresno City of Fresno City of Fresno	1991-1996 1991-1996 1991-1996 1991-1996 1991-96, 1991-92 1991-1996 1991-1996	Vi-13-VI-16 Vi-16-VI-18 Vi-21 Vi-23 Vi-28-VI-29 Vi-36-VI-37 Vi-38
Program and promote equal housing opportunity (Section 65583 (c)(5)) (QA-32)	Policy 14, Program 1,2,3 Policy 16, Program 1,3	City of Fresno City of Fresno, CHLB	1991-1996 1991-1996	Vi-30-VI-31 Vi-35-VI-36
Other housing programs	Reference Chapter VI	City of Fresno, Others	Various, Ref. Table VI-1	Vi-1-VI-36

**CITY RESPONSES TO
STATE COMMENTS**

Available Sites for Multi-family Residential
Developments and Density Ranges

The Regional Housing Plan, based on 1980 census data, projected a housing need of 16,461 units over the planning period of the Housing Element. Approximately 53.2% of these units will be multi-family units according to established trends from 1980-1989. This means a total of 8,757 new multi-family residential units will be needed for the planning period.

A vacant/agricultural land survey was conducted in 1990 to identify sites available for housing development. A vacant land inventory was taken for each of the residential zone districts and the result of that inventory was then translated into potential housing units. It was determined that 26,014 units can be accommodated by vacant properties throughout the City of Fresno which are readily zoned and available for residential development.

It was also estimated that 9,947 of these units will be multi-family housing units on existing R-2 and R-3 zoned vacant properties, exceeding the projected multi-family housing needs of 8,757 discussed above. Therefore, it can be concluded that the Fresno Metropolitan Area has sufficient sites properly zoned to accommodate the projected housing needs.

It is noted that the majority of these properties are zoned to permit multi-family development by right as defined by the State Housing Element Law. However, certain R-2 zoned properties may require a conditional use permit for multi-family development because the site area exceeds two acres.

The conditional use permit required of a multi-family development is not considered to be a constraint for housing production. This is because the processing time for a multi-family project by conditional use permit is similar or identical to one which is permitted by right. In addition, a conditional use permit filing fee is approximately \$900 more than the fee for a site plan permitted by right. At 15 units per acre for two acres, this additional fee would amount to \$30 per unit. The per unit cost would be further reduced as the area of the project site and the total number of units increase. This added cost of \$30 or less for a \$50,000 + multi-family unit is negligible.

The 1990 vacant/agricultural land survey also identified 1,540 acres of developable land planned for medium high density residential use throughout the Fresno Metropolitan Area. Properties planned for medium-high density residential use often can be zoned for multi-family development, upon submittal of appropriate applications. As multi-family development interest grows, more developable land planned for such uses will be rezoned to assure there will be sufficient land resources to accommodate this need. It is projected the planned medium-high density residential land can facilitate the development of 20,788 multi-family units, if and when it is fully developed.

Table III - shows the amount of developable land, at various planned densities in the Fresno Metropolitan Area. In accordance with the maximum consistent densities specified by the Fresno General Plan, the potential housing unit capacity of such developable land is estimated as follows:

<u>PLANNED LAND USE</u>	<u>DEVELOPABLE LAND (ACRES)</u>	<u>CONSISTENT DENSITY (MAX. UNITS/ACRE)</u>	<u>HOUSING UNITS CAPACITY</u>
Rural Density	739	1.21	894
Low Density	782	2.18	1,705
Medium Low Density	4,740	4.98	23,605
Medium Density	6,979	10.37	72,372
Medium High Density	1,540	18.15	27,951
High Density	30	43.56	1,307
TOTAL	14,810		127,834

Table III - identifies the amount of developable land in various zone districts within the City of Fresno. In accordance with the maximum density permitted under the respective zone districts, the potential housing unit capacity of these developable properties is also estimated, as follows:

<u>ZONING DISTRICT</u>	<u>DEVELOPABLE LAND (ACRES)</u>	<u>MAXIMUM DENSITY PERMITTED (UNITS/ACRE)</u>	<u>HOUSING UNITS CAPACITY</u>
R-A	2,806	1.97	5,528
R-1	2,270	7.26	16,480
R-2	417	16.13	6,726
T-P	92	18.15	1,670
R-3	205	29.04	5,953
R-P	64 x 0.35 = 22	17.42	383
C-P	285 x 0.35 = 100	29.04	2,904
TOTAL	5,912		39,644

From the above tables, it can be shown that the Fresno Area has 1,540 acres of planned medium high density and 30 acres of high density residential land which can be developed with a maximum of 29,258 multi-family units. It also indicates the the developable land zoned for multi-family development (i.e. R-2, R-3, T-P, R-P, C-P) totals 836 acres. These properties, if developed to their maximum potential, will result in 17,636 multi-family units.

It should also be noted that the Appendix of the Housing Element includes a comprehensive table depicting permitted density ranges by planned land use category and shows appropriate consistent zoning.

Project Densities
Multiple Family Housing
1987 - 1991

The following table lists units per acre density for multiple family projects constructed in the City between 1987 and 1991. This information confirms that densities used in the Housing Element to project unit capacity of vacant land are accurate.

MULTIPLE FAMILY UNITS PER ACRE
FOR MULTIPLE FAMILY FINALIZED BUILDING PERMITS
WITH A LISTED LAND SQUARE FOOTAGE
CITY OF FRESNO, 1987-1991

ACREAGE TYPE	MULTIPLE FAMILY UNITS PER ACRE				
	LAST 5 YEARS 1987-1991	LAST 4 YEARS 1988-1991	LAST 3 YEARS 1989-1991	LAST 2 YEARS 1990-1991	LAST YEAR 1991
FOR COMPLEXES WITH 5 OR MORE UNITS					
Multiple family units per net acre	18.47	18.22	17.56	18.58	17.75
Multiple family units per gross acre (10% more than net acres to account for streets, etc.)	16.79	16.56	15.96	16.89	16.14
Multiple family units per gross acre (20% more than net acres to account for streets, etc.)	15.39	15.18	14.63	15.48	14.79
Multiple family units per gross acre (30% more than net acres to account for streets, etc.)	14.21	14.02	13.51	14.29	13.65
FOR STRUCTURES WITH 5 OR MORE UNITS					
Multiple family units per net acre	22.46	25.84	29.69	25.90	26.37
Multiple family units per gross acre (10% more than net acres to account for streets, etc.)	20.42	23.49	26.98	23.55	23.97
Multiple family units per gross acre (20% more than net acres to account for streets, etc.)	18.72	21.53	24.73	21.58	21.98
Multiple family units per gross acre (30% more than net acres to account for streets, etc.)	17.28	19.88	22.83	19.92	20.28

Documentation of Affordable Rents/
Recently Approved Multiple Family Projects

In addition to providing 1990 information related to the affordability of the entire rental housing stock within the City, data has been analyzed based on new construction only. Refer to the attached table.

The data shows that for complexes opened in 1990, twelve percent of units were affordable to lower income households and ninety-three percent were affordable to moderate income households. Based on an average of four recent years, nineteen percent of new multiple family units were affordable to lower income households and ninety-seven percent were affordable to moderate income households.

NUMBER OF NEW MULTIPLE FAMILY UNITS BY RENT AMOUNT
CITY OF FRESNO

Rent Category	1990		Average of Four Years 1985, 1986, 1989, 1990	
	Number of New Multiple Family Units	Percent of Total	Average Annual Number of New Multiple Family Units	Percent of Total
Renting for \$432 or less	265	12%	358	19%
Renting for \$500 or less	748	35%	891	47%
Renting for \$720 or less	2,003	93%	1,832	97%
Total New Multiple Family Units	2,148		1,889	

The table above was compiled using data from the latest available editions of the Annual Housing Reports prepared by the University Business Center, California State University, Fresno. These editions list the number of new multiple family units that opened in Fresno in 1985, 1986, 1989, and 1990 by rent amount and number of units. All rent amounts were adjusted to 1990 dollars using the United States Bureau of Labor Statistics consumer price index.

Documentation of Affordable Rents
Existing Housing Stock/1990

The State has stated that to adequately identify sufficient sites to accommodate the City's share of the regional housing need, the Housing Element should include evidence that projects developed in the medium-high and high-density zones in Fresno can facilitate development affordable to lower-income households. Most projects in the zone districts consistent with these density ranges are multiple-family rentals. Affordable rents in the existing housing stock can be demonstrated by using 1990 Census data related to contract rent within the City. Based on information from the attached exhibit, it has been determined that 69 percent of all rents in 1990 (43,238) were affordable to lower income households and that approximately 97 percent were affordable to households in the moderate income category.

The State Housing Element law defines "affordable to low and moderate income households" and indicates that housing units targeted for lower income households should be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income.

The Housing Element indicates that median household income in 1990 (HUD supplied data) was \$28,800. Based on that median, housing cost affordable to lower income households would be \$432 and housing costs affordable to moderate income households would be \$720 within the City.

Percentages of affordable rents in the existing housing stock were calculated by totaling all rents at or below these levels as shown on the contract rent table from the 1990 Census.

MEDIAN CONTRACT RENT * AND NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS ** BY CONTRACT RENT * WITHIN THE FRESNO-CLOVIS METROPOLITAN AREA
CITY OF FRESNO, CITY OF CLOVIS, AND COUNTY OF FRESNO
APRIL 1, 1990

CENSUS TRACT	MEDIAN CONTRACT RENT *	NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING **																	
		TOTAL	LESS THAN \$100	\$100 TO \$149	\$150 TO \$199	\$200 TO \$249	\$250 TO \$299	\$300 TO \$349	\$350 TO \$399	\$400 TO \$449	\$450 TO \$499	\$500 TO \$549	\$550 TO \$599	\$600 TO \$649	\$650 TO \$699	\$700 TO \$749	\$750 TO \$999	\$1000 OR MORE	NO CASH RENT
1	\$179	388	13	39	239	48	28	8	2	2	3	1	0	0	0	0	0	1	4
2	\$271	463	19	62	60	57	67	56	87	18	16	3	1	4	0	0	1	0	12
3	\$221	553	26	138	74	75	64	57	42	25	16	9	7	3	1	1	1	1	13
4	\$340	617	6	21	33	61	94	102	136	58	38	24	12	6	2	1	0	0	23
5	\$322	1,603	8	31	62	121	389	418	392	59	55	16	16	9	3	2	5	1	16
6	\$271	1,852	14	75	228	365	552	286	140	83	37	20	6	4	3	2	13	3	21
7	\$270	536	26	65	79	63	77	49	59	39	24	25	9	8	2	0	1	2	8
8	\$275	33	1	3	2	3	6	4	1	4	0	0	0	0	0	0	0	0	9
9	\$208	978	51	228	183	130	118	74	58	48	40	23	6	5	1	1	1	0	11
10	\$338	273	15	13	17	24	26	48	49	26	20	16	4	4	0	0	0	0	11
11	\$318	349	5	33	18	45	48	57	52	46	24	3	3	4	0	1	0	0	10
12	\$333	1,064	12	54	68	143	138	154	142	93	71	93	37	26	3	1	0	1	28
13	\$350	1,849	30	94	95	147	235	302	530	168	111	61	25	13	3	1	0	0	34
14.03	\$358	958	6	66	12	14	65	258	329	103	36	15	8	11	8	4	9	0	14
14.04	\$391	242	3	7	7	2	9	28	72	43	11	14	4	6	4	6	13	0	13
14.05	\$325	2,050	6	58	691	70	56	285	447	183	140	71	18	8	3	1	6	0	7
14.06	\$498	263	0	2	11	10	12	13	18	23	41	24	52	15	19	6	7	3	7
15	\$257	279	2	51	26	43	42	30	21	20	7	6	6	1	0	0	0	0	24
18	\$322	360	12	18	23	43	33	78	50	34	13	8	6	2	4	2	0	0	34
19	\$311	221	8	13	12	19	25	28	24	19	7	4	2	0	3	1	1	0	55
20	\$352	788	3	49	49	57	64	157	205	66	69	39	6	1	3	1	0	2	17
21	\$305	954	11	40	164	88	148	126	103	95	67	49	22	5	4	0	2	1	29
22	\$324	949	3	15	39	114	210	175	169	86	60	27	12	11	3	1	4	0	20
23	\$322	786	9	20	34	104	146	167	105	81	58	24	12	8	1	2	1	0	14
24	\$306	922	5	37	83	120	187	176	151	75	40	18	8	3	0	0	0	0	19

MEDIAN CONTRACT RENT * AND NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS ** BY CONTRACT RENT * WITHIN THE FRESNO-CLOVIS METROPOLITAN AREA
CITY OF FRESNO, CITY OF CLOVIS, AND COUNTY OF FRESNO
APRIL 1, 1990

CENSUS TRACT	MEDIAN CONTRACT RENT *	NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING **																	
		TOTAL	LESS THAN \$100	\$100 TO \$149	\$150 TO \$199	\$200 TO \$249	\$250 TO \$299	\$300 TO \$349	\$350 TO \$399	\$400 TO \$449	\$450 TO \$499	\$500 TO \$549	\$550 TO \$599	\$600 TO \$649	\$650 TO \$699	\$700 TO \$749	\$750 TO \$999	\$1000 OR MORE	NO CASH RENT
25	\$327	2,004	10	43	77	152	373	582	386	217	58	28	9	6	6	0	2	0	55
26	\$350	1,137	13	45	52	105	148	193	233	149	111	36	14	6	3	1	2	1	25
27	\$333	1,322	11	38	44	95	307	235	235	154	114	43	14	5	4	0	1	1	21
28	\$339	1,110	11	20	32	75	170	310	279	102	52	20	7	8	3	4	1	0	16
29.01	\$387	1,277	2	15	15	15	72	209	411	267	78	71	67	28	13	1	2	0	11
29.02	\$372	1,235	10	100	90	42	82	104	412	72	78	84	36	18	17	40	28	9	13
30	\$388	1,638	5	29	17	18	23	224	643	355	120	46	52	46	27	9	7	1	16
31.01	\$406	2,465	2	3	7	11	105	381	650	537	352	162	90	76	49	15	3	0	22
31.02	\$379	1,868	4	10	9	9	79	510	529	275	148	113	93	44	16	2	7	0	20
32	\$369	1,429	1	8	9	25	121	357	474	152	84	89	41	24	8	5	4	0	27
33	\$324	1,217	4	18	22	107	337	233	173	93	94	61	27	16	7	4	0	0	21
34	\$300	952	9	77	81	54	247	210	115	62	40	20	18	3	0	0	1	2	13
35	\$327	1,091	6	23	43	98	241	227	156	117	59	48	24	14	4	4	3	1	23
36	\$389	466	4	6	6	24	43	70	92	61	54	36	14	19	15	2	3	0	17
37	\$361	1,245	3	14	13	33	140	343	287	151	99	61	32	21	5	8	6	0	29
38.01	\$411	501	2	2	5	10	8	54	147	93	28	44	36	29	24	9	5	0	5
38.02	\$363	902	2	12	36	45	129	155	212	46	60	56	45	26	28	12	1	1	36
38.03	\$359	123	5	7	12	11	7	13	14	8	8	15	6	1	4	0	3	1	8
42.01	\$290	263	6	20	26	43	38	30	40	19	6	6	9	1	0	1	4	2	12
42.02	\$483	977	0	0	3	1	2	5	28	335	164	115	68	54	38	19	85	47	13
42.04	\$546	867	0	14	13	18	8	4	23	84	119	162	138	80	40	75	82	2	5
42.05	\$421	1,006	1	9	4	22	8	31	298	294	107	91	56	47	18	0	8	0	12
43.01	\$938	30	2	0	0	0	1	0	0	0	0	1	0	0	0	0	12	10	4
43.02	\$595	149	0	0	0	0	1	4	2	17	16	13	20	12	12	5	27	13	7
43.03	\$440	197	0	1	11	34	27	6	6	15	5	13	16	9	6	6	27	12	3

MEDIAN CONTRACT RENT * AND NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING UNITS ** BY CONTRACT RENT * WITHIN THE FRESNO-CLOVIS METROPOLITAN AREA
 CITY OF FRESNO, CITY OF CLOVIS, AND COUNTY OF FRESNO
 APRIL 1, 1990

CENSUS TRACT	MEDIAN CON-TRACT RENT	NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING																	
		TOTAL	LESS THAN \$100	\$100 TO \$149	\$150 TO \$199	\$200 TO \$249	\$250 TO \$299	\$300 TO \$349	\$350 TO \$399	\$400 TO \$449	\$450 TO \$499	\$500 TO \$549	\$550 TO \$599	\$600 TO \$649	\$650 TO \$699	\$700 TO \$749	\$750 TO \$999	\$1000 OR MORE	NO CASH RENT
44.02	\$524	1,401	5	15	15	7	15	4	109	285	187	103	104	164	130	109	114	17	18
44.03	\$485	1,230	3	11	5	3	6	4	93	325	235	176	118	118	51	21	46	10	5
44.04	\$357	645	4	44	53	64	73	68	93	126	65	38	5	3	1	1	1	0	6
45.03	\$505	651	0	0	1	2	1	5	13	89	199	132	48	51	32	27	32	12	7
45.04	\$467	858	2	5	8	19	10	36	99	183	173	120	84	36	41	12	12	1	17
45.05	\$392	1,277	6	43	14	3	68	224	324	185	84	46	25	41	18	23	79	80	14
45.06	\$469	407	0	2	1	0	3	5	65	89	81	40	19	13	18	7	44	3	17
46	\$499	377	1	0	3	10	11	17	40	57	43	49	54	23	15	14	16	10	14
47.01	\$381	1,078	1	11	8	6	60	239	332	116	86	71	54	48	25	5	5	0	11
47.02	\$349	1,493	24	169	103	66	166	216	253	205	108	93	40	16	17	2	1	1	13
48	\$374	1,598	29	73	41	29	130	324	343	272	189	86	34	9	8	1	6	2	22
49	\$353	1,052	2	13	18	37	158	275	225	122	81	34	42	12	8	6	3	0	16
50	\$414	595	2	12	9	19	66	61	101	78	52	84	42	40	13	1	5	0	10
51	\$346	1,113	3	17	18	24	111	403	296	90	45	38	20	14	11	1	2	0	20
52.01	\$370	1,520	4	35	32	38	137	326	437	210	99	82	45	38	12	2	3	0	20
52.02	\$352	817	1	5	2	8	141	239	226	74	44	29	22	12	4	1	3	0	6
53.01	\$394	682	2	5	49	70	47	73	102	86	54	60	69	32	13	4	3	1	12
53.02	\$388	1,224	0	11	12	47	69	280	247	232	130	58	37	56	20	7	9	1	8
53.03	\$362	1,893	4	30	29	43	262	482	362	156	124	94	105	103	52	12	11	1	23
54.03	\$342	1,385	6	12	11	96	238	388	181	114	110	43	22	33	34	34	38	12	13
54.04	\$415	1,493	1	4	1	7	23	227	351	428	254	81	26	35	24	8	8	2	13
54.05	\$433	437	0	3	0	0	7	36	110	89	33	25	21	29	37	19	16	3	9
54.06	\$607	281	1	0	3	1	1	2	8	21	20	36	35	46	50	26	16	2	13
54.07	\$468	325	0	0	0	6	4	1	5	89	155	2	9	9	13	7	23	1	1
54.08	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

CITY OF FRESNO, CITY OF CLOVIS AND COUNTY OF FRESNO
APRIL 1, 1990

CENSUS TRACT	MEDIAN CON-TRACT RENT *	NUMBER OF SPECIFIED RENTER-OCCUPIED HOUSING **																	
		TOTAL	LESS THAN \$100	\$100 TO \$149	\$150 TO \$199	\$200 TO \$249	\$250 TO \$299	\$300 TO \$349	\$350 TO \$399	\$400 TO \$449	\$450 TO \$499	\$500 TO \$549	\$550 TO \$599	\$600 TO \$649	\$650 TO \$699	\$700 TO \$749	\$750 TO \$999	\$1000 OR MORE	NO CASH RENT
55.01	\$564	1,404	1	2	6	11	3	13	25	205	268	123	115	107	147	32	109	210	27
55.02	\$363	211	1	7	10	18	18	40	14	13	12	12	8	7	7	3	17	8	16
56.02	\$391	1,325	7	27	27	32	127	252	219	313	183	62	21	18	6	1	6	3	21
56.03	\$476	388	0	1	2	2	3	12	16	115	77	38	26	30	24	9	22	4	7
56.04	\$396	2,076	2	6	14	16	26	403	607	437	247	147	85	24	34	6	4	0	18
57.01	\$465	338	1	3	4	24	15	35	53	25	15	35	20	8	27	27	37	0	9
57.02	\$720	69	0	0	0	1	0	1	1	3	1	1	1	5	12	16	21	2	4
57.03	\$711	47	0	1	0	0	1	0	1	0	2	2	3	7	5	7	18	0	0
57.04	\$420	758	1	3	4	8	42	61	141	290	32	39	52	26	19	17	10	3	10
58.01	\$579	271	0	1	4	3	6	4	4	17	19	48	49	49	35	13	15	1	3
58.02	\$563	19	0	0	0	1	2	0	3	1	0	0	2	0	0	0	2	4	4
58.03	\$527	425	0	4	11	13	13	13	32	30	51	76	78	59	25	6	5	0	9
59.01	\$391	194	4	6	7	15	19	20	14	16	9	13	1	12	1	2	18	8	29
TOTAL FCMA	\$377	76,158	525	2,327	3,461	3,762	7,638	12,415	14,774	10,358	6,625	4,243	2,755	2,083	1,406	745	1,169	520	1,352
CITY OF FRESNO	\$369	62,354	458	2,082	3,226	3,351	6,793	10,218	11,903	7,973	5,354	3,326	2,097	1,630	1,076	589	914	447	917
CITY OF CLOVIS	\$405	8,460	17	53	66	106	372	1,462	1,934	1,752	847	536	428	293	230	109	135	16	104
FRESNO COUNTY	\$363	96,173	1,282	3,752	5,245	5,976	10,313	15,396	17,623	11,977	7,327	4,677	2,966	2,252	1,461	804	1,209	536	3,377

* Contract rent is the monthly rent agreed to or contracted for regardless of any furnishings, utilities, fees, meals, or services that may be included.

** A specified renter-occupied housing unit is a single family housing unit or mobile home occupied by renters on less than ten acres or a multiple family housing unit occupied by renters regardless of acreage.

SOURCE: 1990 U.S. CENSUS

RENT

DENSITY TRANSFER PROVISIONS TO INCREASE DENSITIES
AND CREATE AFFORDABLE HOUSING OPPORTUNITIES

The Fresno General Plan defines a range of densities which is consistent with each planned residential use, as follows:

<u>PLAN DESIGNATION</u>	<u>CONSISTENT DENSITY (UNITS/ACRE)</u>
Rural	0 - 1.21
Low	0 - 2.18
Medium Low	2.19 - 4.98
Medium	4.99 - 10.37
Medium High	10.38 - 18.15
High	18.15 - 43.56

The Plan also includes a density transfer concept which will facilitate development of higher density residential uses and increase opportunities for affordable housing throughout the Plan area.

This density transfer concept provides that the residential density of part of a unified project on one parcel or on contiguous parcels may exceed the maximum density allowed by the plan designation, if a portion of the unified project is developed at less than the maximum density permitted. However, the overall unified project density shall not exceed the maximum permitted under the applicable plan designation, and the density transfer shall not reduce the desirability of surrounding areas for development of planned uses.

Example:

On a ten acre site planned for medium density residential use, for instance, a maximum of 10.37 units per acre or 104 units on the entire site may be permitted pursuant to the density prescribed by the Plan. However, if seven acres of the project site were to be developed at a density of 5 units per acre, for a total of 35 units, an unused capacity will result.

In accordance with the density transfer concept of the Plan, the unused capacity may be transferred to the remaining three (3) acres of the site, making it possible to have a density greater than the 10.37 units per acre for that part of the project, as follows:

Project site size:	10 acres
Overall project density	10.37 units/acre
Project Capacity	10 x 10.37 units/acre = 104 units

Seven acres developed at
a density of 5 units/acre

7×5 units/acre
= 35 units

Remaining three acres may be
developed with a capacity of

$104 - 35 = 69$ units

Density for the three acres
after density transfer

$69 \text{ units} \div 3$
= 23 units/acre

The application of the density transfer concept will result in a variety of housing types and densities, as well as affordable housing opportunities in areas which are otherwise less affordable.

Other Current and Available Plan Provisions

In 1987, the City adopted a Mid Rise/High Rise Policy for the General Plan. This policy calls for more intense and taller development along the Freeway 41 Corridor. The policy allows the development of multiple family residential uses in the Corridor, either as separate developments or mixed with other (e.i. office) uses. One such mixed use mid rise building, which includes residential uses and which would be ten stories high, was approved by the City Council.

It should also be noted that the City's Mid Rise/High Rise Policy area covers the Central Area and includes Downtown Fresno. Much of the Downtown Area includes C-4 zoning as shown and enumerated upon in the Housing Element. This zoning allows residential densities greater than 43 units per acre, or the maximum allowed by the R-4 Zone District.

In 1988, 1989, and 1992, the City respectively updated the Bullard, Woodward Park, and Roosevelt Community Plans. These plans designate and emphasize increased densities (including residential) along major transportation corridors.

General Plan Update

It should also be noted that the City is commencing an update of its General Plan. In June, 1990, the City Council adopted numerous guidelines for the update. One of these guidelines states that the City should increase residential densities along major transportation corridors. This guideline, when applied to the update, demonstrates that the City intends to pursue higher residential densities in selected areas. One of the net results of the application of this guideline through the General Plan update will be to foster more affordable and low income housing.

Other Proposed Actions in conjunction with Density Increases

Other proposed actions are stated, and expanded upon, in Chapter VI of the Housing Element, specifically Program Five of Policy Four, and Program Six of Policy Fifteen.

Land Use Controls

Chapter IV of the Housing Element provides discussion of City land use controls and policies. In addition to this discussion, the following should be noted.

- The City has a parking requirement of one and one-half on-site parking stalls for every multiple family residential unit and a requirement that up to 25 percent of property for multiple family developments be devoted to open space. Because several multiple family residential zone districts allow multi-story building heights, impacts of these standards on density and number of project units can be minimized or eliminated.
- The City currently allows and will continue to support projects for the elderly (persons over 60 years of age). Elderly housing projects are allowed to have a density three times greater than the maximum dwelling unit density allowed by the underlying zoning. Elderly projects also have a substantially reduced parking requirement, which is one onsite parking stall for every three dwelling units. The modified standards have been applied to numerous elderly housing projects in the City and therefore have assisted in providing more affordable housing.

In conjunction with the development constraint information provided in Chapter IV of the Housing Element, Chapter V should also be referenced for review because it describes recent City reorganizations designed to improve development project processing.

Housing and Other Codes

Housing Codes

The City of Fresno utilizes the 1988 State Housing Code and will utilize the 1991 State Housing Code upon its adoption. The City has not adopted any code requirements which are more restrictive than the State Code.

With respect to housing code enforcement, the City's effort is based upon a complaint/response process. The City's current complaint/response housing code enforcement program needs to be expanded to adequately address the growing demand for service. The changing demographics of Fresno, the aging of the housing stock, and growth of new housing units within the City require a more proactive approach to housing code enforcement. Currently, and as recommended in the Housing Element, the City is studying alternatives for a City-wide proactive housing code enforcement program.

Other Codes

With respect to all other codes, the City of Fresno enforces the California Building Code, which is divided into ten parts. The following parts are directly related to and incorporate housing requirements:

- Part 1 Administrative Regulations
- Part 2 California Building Code (1991 UBC w/State Amendments)
- Part 3 California Electrical Code (1990 NEC w/State Amendments)
- Part 4 California Mechanical Code (1991 UMC w/State Amendments)
- Part 5 California Plumbing Code (1991 UPC w/State Amendments)
- Part 6 California Energy Code (State Law)
- Part 9 California Fire Code (1991 UFC w/State Amendments)

Additionally, and within the described limits of State law, the City of Fresno incorporates certain elements of the Model Codes as part of the Fresno Municipal Code. These include:

- Administrative regulations to maintain consistency within the local Development Department.
- Modifications to building regulations to clarify minimum residential security requirements, provisions for historical buildings, moved buildings, insulation requirements and premise identification organization.
- Modification to plumbing and mechanical codes.
- Modifications to national electrical codes.

These amendments, in combination with the California Building Code and Uniform Model Codes, make code enforcement more applicable to Fresno, considering a number of factors such as organizational structure, procedures and prevailing climatic, geological or topographic conditions.

Fees

Prior to development of new residential uses, a development review and approval process must be followed to ensure that a proposed project is consistent with adopted plans and policies of the City and that it complies with all building codes and regulations. Filing fees are calculated and charged to each project to cover the cost of processing and user fees, such as water and sewer connection fees, fire station fees and park fees, which are required to cover the cost of providing such services. In addition, the County of Fresno, the school districts, the Flood Control District, as well as other responsible agencies may impose fees for their respective services. The total amount of fees that may be levied on a new residential unit does vary substantially, depending on the location of the project site and the availability of the necessary urban services.

In the Woodward Park Community and Bullard Community, most developable land is in the Urban Growth Management (UGM) Area. (page IV-4 of the Housing Element). Essential urban services such as water and sewer mains are usually unavailable and must be extended. New fire stations and neighborhood parks must be developed to serve new developments. The fees required of residential development in these areas increase the cost of housing. As of April, 1992, it is estimated that development processing fees and urban service charges for a 1,300 square foot dwelling unit in a UGM area will amount to approximately \$7,074.

In contrast to the above example, a dwelling unit in a developed area such as the Roosevelt Community will have a smaller development fee and urban service charges, since most urban services necessary to accommodate the development are already available. As a comparison, development fees and urban service charges for a 1,300 square foot dwelling unit in the Roosevelt Community, outside of a UGM area, would total \$4,922.

As stated earlier, City plans designate increased densities along major transportation corridors. This policy is expected to be pursued further in the General Plan Update. A substantial portion of these transportation corridors are located in non UGM areas, where development fees can be less.

It is noted that the difference in development fees and urban service charges between single and multi-family units are negligible.

A typical list of all development fees and charges is provided below. Please note that the per unit cost was estimated by pro-rating the charge applicable to two completed projects, one a 9.97 acre project with 41 units in a non-UGM area and the other a 44.45 acre project with 208 units in a UGM area.

DEVELOPMENT FEES AND CHARGES

Example 1: UGM Area

Location: Woodward Park Community
Tract: T-4362
Area: 44.45 acres
No. of Units: 208

Development Filing Fees

<u>Description</u>	<u>Proj. Cost</u>	<u>Unit Cost</u>
1. Rezoning	\$ 4,440	\$ 21
2. Environmental Assessment	\$ 1,510	\$ 7

3.	County of Fresno fees		
a.	Tentative Tract	\$ 1,303	\$ 6
b.	Rezone	\$ 359	\$ 2
c.	EA	\$ 470	\$ 2
d.	Building Permit	\$ 7,280	\$ 35
4.	Tentative Tract		
a.	Pre-application	\$ 2,670	\$ 13
b.	Tract map processing	\$ 24,558	\$ 118
5.	Final Map	\$ 15,802	\$ 76
6.	UGM Permit	\$ 4,220	\$ 20
7.	Traffic/Fire Review	\$ 387	\$ 2
8.	Plan Check	\$ 55,536	\$ 267
9.	Building Permit	\$ 46,176	\$ 222
<hr/>			
	Subtotal	\$164,711	\$ 791

Urban Services and User fees

	<u>Description</u>	<u>Proj. Cost</u>	<u>Unit Cost</u>
1.	School Fees	\$ 427,232	\$ 2,054
2.	UGM Fire Station Fees	\$ 61,696	\$ 297
3.	UGM Park Fees	\$ 75,120	\$ 361
4.	Sewer Connection Charges		
a.	Oversize	\$ 10,668	\$ 51
b.	Trunk Sewer	\$ 147,472	\$ 709
c.	Major Facility Sewer Charge	\$ 83,200	\$ 400
5.	Water Connection Charge		
a.	Time & Materials Charge	\$ 11,940	\$ 57
b.	Service Connection Charge	\$ 59,072	\$ 284
6.	Fire Hydrant Charge	\$ 10,909	\$ 52
7.	Transmission Grid Main Charge	\$ 24,892	\$ 119
8.	UGM Water Supply Well Charge	\$ 81,610	\$ 392
9.	Water Construction Charge	\$ 260	\$ 1
10.	Well Head Treatment Fee	\$ 111,280	\$ 535
11.	Recharge Fee	\$ 55,120	\$ 265
12.	UGM Major Street Charge	\$ 107,825	\$ 518
13.	UGM Major Street Bridge	\$ 2,156	\$ 10
14.	UGM Traffic Signal Charge	\$ 37,091	\$ 178
<hr/>			
	Subtotal	\$1,307,543	\$6,283
<hr/>			
	Total Filing fees and Service Charges	\$1,472,254	\$7,074

DEVELOPMENT FEES AND CHARGES

Example 2: Non UGM Area

Location: Roosevelt Community Area
 Tract: T-4209
 Area: 9.97 acres
 No. of Units: 41

Development Filing Fees

	<u>Description</u>	<u>Proj. Cost</u>	<u>Unit Cost</u>
1.	Rezoning	\$ 4,440	\$ 108
2.	Environmental Assessment	\$ 1,510	\$ 37
3.	County of Fresno fees		
	a. Tentative Tract	\$ 1,303	\$ 31
	b. Rezone	\$ 359	\$ 9
	c. EA	\$ 470	\$ 11
	d. Building Permit	\$ 1,435	\$ 35
4.	Tentative Tract		
	a. Pre-application	\$ 2,670	\$ 65
	b. Tract map processing	\$ 11,866	\$ 289
5.	Final Map	\$ 8,454	\$ 206
6.	Traffic/Fire Review	\$ 387	\$ 9
7.	Plan Check	\$ 10,947	\$ 267
8.	Building Permit	\$ 9,102	\$ 222
<hr/>			
	Subtotal	\$ 52,943	\$1,289

Urban Services and User Fees

	<u>Description</u>	<u>Proj. Cost</u>	<u>Unit Cost</u>
1.	School Fees	\$ 84,214	\$ 2,054
2.	Sewer Connection Charges		
	a. Lateral Charge	\$ 9,353	\$ 228
	b. Oversize Charge	\$ 2,392	\$ 58
	c. Major Facility Charge	\$ 8,200	\$ 200
3.	Water Connection Charge		
	a. Time & Materials Charge	\$ 11,359	\$ 277
	b. Service Connection Charge	\$ 18,605	\$ 453
	c. Frontage Charge	\$ 6,924	\$ 169
	d. Fire Hydrant Charge	\$ 2,345	\$ 57
	e. Transmission Grid Charge	\$ 5,583	\$ 136
	f. Water Construction Charge	\$ 51	\$ 1
<hr/>			
	Subtotal	\$ 149,026	\$3,633
<hr/>			
	Total Filing fees and Service Charges	\$ 201,969	\$4,922

Air Pollution Fees

Another factor which may have an effect on the cost of future housing production is the possible imposition of an air pollution emission fee. The San Joaquin Valley Unified Air Pollution Control District is considering an Air Quality Attainment Plan, as mandated by the California Clean Air Act. A component of this proposed plan is an Indirect Source Review Rule and Guidance Document.

An air quality impact fee is being considered as part of the Air Quality Attainment Plan. This fee, when adopted and added to the composite of other development fees and charges, would increase the cost of a new home. As of April, 1992, this fee concept is still under discussion but no specific fee structure has been proposed. The City of Fresno will continue to work with the appropriate agencies to develop alternative fee structures so that financial impacts to new housing production, particularly that for lower income levels, can be minimized. Fee distinctions related to number of bedrooms, size of unit, the age of residents (elderly), distance from bus routes, or other factors based upon projected vehicle trips from different residences, may be considered.

Residential Use By Right

Single family residential development in an appropriate zone district (R-1, R-1B, R-1C, etc.) does not require any special permits. Building permits for these developments are issued on demand, provided that all property development standards and building code regulations are met.

Most multi-family developments are also permitted by right (as defined in State Housing Element Law). A site plan review process is required for multi-family residential projects. However, a conditional use permit is not necessary for multi-family residential projects in the R-3 and R-4 zone districts, nor is it necessary for those in the R-2 and R-2A zone districts having a site area less than two acres. The R-3 and R-4 zone districts allow the highest residential densities in the City.

The Special Permit Process

Special permits include conditional use permit, site plan review, variance, and minor deviation.

The conditional use permit process is similar to the site plan review process. Processing of permits requires 45 to 60 days and the decision may be appealed to the Planning Commission. The conditional use permit process requires public notice of the Director's decision. However, public notice is not required for the issuance of a site plan permit.

The variance permit is granted only in special circumstances when the strict application of zoning regulations deprives property of privileges enjoyed by other property in the vicinity and in an identical zone district, and only after all mandatory findings are met. A minor deviation permit allows deviation from certain development standards but not more than ten percent.

A conditional use permit is required for planned development, mixed-use developments involving both commercial and residential uses and for multiple family residential density tolerant projects. In addition, multi-family developments on sites two acres or more, where land is zoned R-2 or R-2A, will also require a conditional use permit. This requirement is necessary because the R-2 and R-2A zone districts are intended as transitional zone districts between single family neighborhoods and the more intensive multi-family developments as well as other incompatible non-residential uses. Further, multi-family development with a site area larger than two acres is likely to have significant adverse effects on adjacent single family neighborhoods in terms of circulation, noise, and interface conflicts. The conditional use permit process serves as a mechanism for public participation in the review and approval of the proposed development. It is also a process whereby mitigation measures are evaluated and imposed as conditions of project approval.

In evaluating a project which requires a conditional use permit, the Fresno Municipal Code requires that the following criteria be met prior to project approval:

- a. All applicable provisions of the Zoning Ordinance are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls, and fences, parking, loading, landscaping, and other required features; and,
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and
- c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.

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Adequate Sites, Zoning By Right

Refer to Responses No. 1 and No. 2

Refer to Housing Element.

Emergency Housing

Refer to Housing Element Chapter III, expanded discussion on Land for Emergency and Transitional Housing.

Redevelopment Agency L&M Fund

Refer to Housing Element Chapter VI, expanded discussion related to Program Five of Policy No. Four.

Quantified Objectives

Refer to Housing Element Appendix.

Public Participation

Refer to Housing Element Chapter VII for expanded discussion and to the compendium of Housing Element Citizen's Committee Agendas minutes, and other public review.

Consistency With The General Plan

The City's 1992 Housing Element is consistent with the City's current General Plan. The Housing Element will support General Plan concepts which advocate balanced growth and development densities which encourage a variety and mixture of housing types which are affordable. Also, the Housing Element will support other General Plan policies which recognize the need for new development to occur in a manner which minimizes impacts upon the environment, reduces public service demands and costs, and preserves older established areas of the City. In addition, the Housing Element supports the dispersal of low and moderate income housing into new growth areas established by the General Plan.

The Housing Element will complement other elements of the General Plan, including the Land Use, Circulation, and Open Space Elements. The Housing Element recognizes existing City codes and ordinances used to implement the General Plan, such as the City's Local Planning and Procedures Ordinance, and those sections of the Zoning Ordinance used for determination of development entitlement consistency and which allow density transfers to permit maximum use of planned residential densities and higher density multi-family developments integrated with office commercial development.

A primary and basic objective of the General Plan (page 3/Objective No. 2) is "Integration of higher density residential uses, where possible and appropriate, in recognition of the need to preserve productive agricultural land, provide affordable housing, and conserve energy resources." The City's 1992 Housing Element contains goals, policies, and implementation strategies which support and continue to implement this and other General Plan objectives.

It should also be noted that the City is now commencing an update of its General Plan. During a workshop session in June, 1990, the Fresno City Council approved several guidelines for the updating of the General Plan. Several of these guidelines have a direct relationship to the Housing Element and also to the issue of providing affordable housing. The guidelines include:

- Increasing and concentrating urban densities along viable transportation corridors (such as the City's Mid Rise/High Rise Corridor along Freeway 41).
- Focusing new growth so that it occurs only in those areas and directions which balance Fresno's urban form and which minimize public service delivery system costs.
- Providing a better mix of housing densities and types to gain more affordable housing and make neighborhoods more representative of Fresno's population and accessible to varied ethnic and income groups.

The City's 1992 Housing Element provides goals, policies, and implementation strategies which are complimentary to these guidelines.

Assisted Units At-Risk of Conversion

Refer to Attachment A of Housing Element Appendix.

HOUSING ELEMENT CITIZENS' COMMITTEE
AGENDAS AND MINUTES

Housing Element Citizens' Committee Meetings

<i>First Meeting</i>	<i>June 27, 1991</i>
<i>Second Meeting</i>	<i>July 10, 1991</i>
<i>Third Meeting</i>	<i>July 24, 1991</i>
<i>Fourth Meeting</i>	<i>August 1, 1991</i>
<i>Fifth Meeting</i>	<i>August 8, 1991</i>
<i>Sixth Meeting</i>	<i>August 13, 1991</i>
<i>Seventh Meeting</i>	<i>August 29, 1991</i>
<i>Eighth Meeting</i>	<i>September 12, 1991</i>
<i>Ninth Meeting</i>	<i>September 30, 1991</i>
<i>Tenth Meeting</i>	<i>October 3, 1991</i>
<i>Eleventh Meeting</i>	<i>October 9, 1991</i>
<i>Twelfth Meeting</i>	<i>November 18, 1991 (Committee Only)</i>
<i>Thirteenth Meeting</i>	<i>January 15, 1992</i>

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DEVELOPMENT DEPARTMENT

DATE: June 17, 1991

TO: Housing Element Citizens' Advisory Committee
Members and Interested Parties

FROM: *LS*
LOIS JOHNSON, Supervising Planner
Planning and Development Services Division

SUBJECT: FIRST SCHEDULED MEETING

The Fresno General Plan Housing Element Citizens' Advisory Committee will be meeting for the first time on Thursday, June 27, 1991 at 6 p.m. in Room 210, City Hall, 2326 Fresno Street, Fresno; California.

The purpose of the meeting is to elect a chairperson, set a regular meeting date and time, go over background information contained in the 1985 Element and then review preliminary draft materials developed by Plan Consultant Georgiena Vivian of Valley Research and Planning Associates.

As a result of the delay caused by the City Council elections and other difficulties, some appointments have not been completed and/or confirmed. Membership to date is as follows:

Mayor Humphrey -	1. Victor McLane 2. Laura Horsford 3. Janet Phelps Samuelian
Councilmember Bohigian -	1. Roby Strachan 2. Jackie Holmes (Needs confirmation)
Councilmember Padilla -	1. Rental Housing Association/ Brian Seager 2. Housing Authority/Bob Friesen (Both need confirmation by Ms. Padilla)
Councilmember Smith -	1. George Marcus III 2. Eddie Mae Lomack
Councilmember Anaforian -	1. Roselyn Clark 2.

Housing Element Citizens' Advisory Committee
First Scheduled Meeting
Page 2
June 13, 1991

Councilmember McMichael - 1. Andrea Griffith
2.

Councilmember Setencich 1.
2.

If you have any questions or if you are unable to attend, please
call me at 498-1361.

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PLN407/+664

c: Michael Bierman
Councilmembers

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF JUNE 27, 1991

The first meeting of the Housing Element Citizens Advisory Committee was called to order by City staff person Lois Johnson.

A signup sheet was distributed. Those in attendance included Committee members Ralph (Roby) Strachan, Brian Seager, Andrea Griffith, George Marcus III, Jackie Holmes, Laura Horsford, Roselyn Clark, Eddie Mae Lomack, and Robert Friesen. Excused absences included Victor McLane, Janet Phelps Samuelian, and Bill Sparks. Also in attendance were City Development staff persons Lois Johnson and Nick Yovino and Consultants Georgiena Vivian and Hector Guerra.

Staff person Johnson indicated that Councilmember Padilla intended to appoint Francisco Rodriguez to the committee and that Councilmembers Anaforian and Setencich each had one appointment pending.

Ms. Johnson discussed the role of the Committee which has been established for the single purpose of reviewing and giving input as the Housing Element to the City's General Plan is developed. She distributed the 1985 Element. She also distributed a prototype for the 1991 update which already contains some update information. She pointed out that consultants had already completed new vacant land and housing quality surveys and that some 1990 census data had just become available.

She said that approximately six to eight Citizens' Committee Meetings may be required to complete the review task and that Committee members may have more up-to-date knowledge about what is happening in the community than does staff, particularly in their own area of expertise. In addition, the Committee process is used to educate a core of Community leaders about how the City population is changing, what their housing needs are, and the resources that are available to meet the needs identified.

Consultant Georgiena Vivian then distributed the attached discussion paper. She summarized the requirements of State Housing Element law. She then proceeded to summarize some of the new data in the draft Element and pointed out some new trends such as the increase in average household size, particularly as it relates to apartment units. It was noted that the vacant land survey indicates that enough land is available to accommodate growth during the five year Housing Element Planning period but that the City's Sphere of Influence may need to be expanded during the next General Plan update process to accommodate growth for its twenty year scope.

Ms. Vivian proceeded to discuss the data gathering process as it relates to other chapters of the draft Element and then went over the project work schedule, indicating that she hopes to have a final draft document ready for September public hearings.

Committee members were then asked to enumerate their primary concerns. Jackie Holmes said that she works with Habitat for Humanity, a non-profit housing development group, and that her concern is the availability of affordable vacant land.

Eddie Mae Lomack said that her general concern is affordable low income housing and her particular interest is the Edison Community Plan Area.

Laura Horsford said that she is a contractor, interested in the Tower Area and the downtown. She would like to see older areas used in a more efficient way and would support more rehabilitation.

Roselyn Clark said that she is an apartment owner and staff person to the Community Housing Leadership Board which promotes "fair housing" practices. She said that she hopes to monitor elements being developed by Fresno County and the City of Clovis and that she is concerned about [adequate] provision of affordable housing and about the lack of [adequate] rehabilitation of the [City's older housing stock].

Robert Friesen said that he was concerned about how the community is going to close the gap between the housing we can produce and what people can afford. He said he has some ideas of how [commercial developers could be required to provide housing set aside to the workers needed to support added growth].

George Marcus said that affordability and quality are issues. He said that he is concerned about young families forced to live in downsized apartments, for instance, families of five living in a studio [without adequate services and open space].

Andrea Griffith said that although the cost of housing in Fresno is low compared to other areas of the State, incomes are also significantly lower. Therefore, she felt it is important to watch the gaps.

Brian Seager said that he would be looking at the issues from the standpoint of [adequate] planning. He said that he is concerned about land availability as well as the distribution of available vacant land. He noted the need for support services such as sewers, water, parks, public transportation, and public streets. He felt the task is not only to estimate land needs but to provide services that support adequate quality of life. He said that he would also be concerned about issues facing the rental housing industry. He said that enough vacant land should be available to keep land prices competitive.

Roby Strachan said that he will try to take the long view. He said he felt the City had magnified needs by managing too closely. He noted increasing costs of building materials and growth pressures. He said that the percentage of income that households pay for housing has changed overtime and that there is a need to maintain the housing stock we have. He said that there is also a need to "loosen up" the planning process. He noted some changes in land prices based on his personal experience, 1980 prices in the Woodward Park area being \$23,000 per acre, increasing to \$75,000 per acre in 1990, plus fees. He said that in the City of Clovis, land prices were \$25,000 per acre in 1985 and that unannexed land without appropriate zoning sold for \$75,000 an acre in 1991. Therefore, comparative costs would be approximately \$85,000 per acre. He said that the City is not paying adequate attention to services and that additional capacity should have been provided to the Fowler Trunk sewer line to allow for expansions in the [Fresno and Clovis] Spheres of Influence. Staff person Nick Yovino responded that the draft Roosevelt Community Plan proposes to move the Sphere line down to North Avenue but that prime farm land and the Airport location will constrain growth to a certain extent. He also noted the need to balance growth by extending the Sphere line and service provision to the west.

Mr. Strachan said that growth will continue to the north east and that there is a need for affordable housing in that area. The recent proposal to relocate Valley Children's Hospital to Madera County and development in the Clovis area were noted as evidence of strong market forces.

Mr. Strachan also noted that he doesn't like blanket redevelopment but that he supports smaller redevelopment project areas coupled with rehabilitation programs.

Robert Friesen said he felt the City of Fresno should support more extensive development of mixed uses [for instance the rehabilitation of large older buildings for a mix of commercial and residential uses]. He suggested that other concepts that may be considered include density transfers, resale covenants for government subsidized development, etc.

Mr. Friesen also supports the provision of adequate amenities like parks, police, and fire protection. [It is noted that the City is considering the establishment of a benefit assessment district for the provision of park, street, and median island landscape purposes, but that there appears to be significant early opposition.]

Housing Element
Citizen's Advisory Committee
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Page 4
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Jackie Holmes noted the need to build a sense of community along with the development of affordable housing. She said that Habitat for Humanity would like to obtain a warehouse for the storage of builders "end lots" of materials which many are willing to donate. She said that people resources are important and that local churches have been supportive of efforts to train people in housing related skills. She said that there is a need to identify bypassed properties with surplus service capacity.

The Committee then discussed financing issues. Roby Strachan noted the difficulty in obtaining loans to build spec houses. Bryan Seager said that apartment developers face holding costs and Roselyn Clark said that redlining is an issue in older areas.

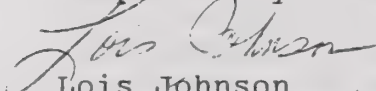
Jackie Holmes noted that the Community Reinvestment Act can provide help but Robert Friesen said that his experience is that it [has no teeth and is easy to circumvent].

The Committee then discussed appropriate meeting times. Wednesdays and Thursdays were considered. The committee then reserved July 10, July 24, and August 8 at 5:30 p.m. for subsequent meetings.

Roby Strachan was elected as Committee Chairperson and Brian Seager as Vice Chairperson.

Committee members requested that they be provided a committee name and address list, with telephone numbers at the next meeting. Staff requested that committee members read the goals and policies section of the plan before the next meeting. There being no further business, the meeting was adjourned.

Respectfully submitted,


Lois Johnson
Supervising Planner

LJ:lb
PLN734

TOPICS FOR DISCUSSION

<u>ITEM</u>	<u>DESCRIPTION</u>
I.	INTRODUCTION/COMMITTEE ROLE
II.	HOUSING ELEMENT LAW/RECENT LEGISLATIVE CHANGES
III.	HOUSING ELEMENT UPDATE/COORDINATION PROCESS (Lois see Objectives from Interview Process)
IV.	CONTENT OF 1991 FRESNO HOUSING ELEMENT <ul style="list-style-type: none">A. POPULATIONB. HOUSINGC. INCOMED. HOUSING COSTSE. AVAILABLE SITES FOR HOUSINGF. HOUSING CONSTRAINTSG. HOUSING PROGRAMSH. HOUSING GOALS, POLICIES, AND OBJECTIVESI. PUBLIC PARTICIPATIONJ. ENVIRONMENTAL REVIEW/ASSESSMENT
V.	TIMEFRAME AND MILESTONES (Has been updated to reflect new timeline)
VI.	ELECTION OF CHAIRPERSON
VII.	DISCUSSION OF REGULAR MEETING DATE & TIME

VALLEY RESEARCH AND PLANNING ASSOCIATES

FRESNO GENERAL PLAN HOUSING ELEMENT UPDATE

. OBJECTIVES .

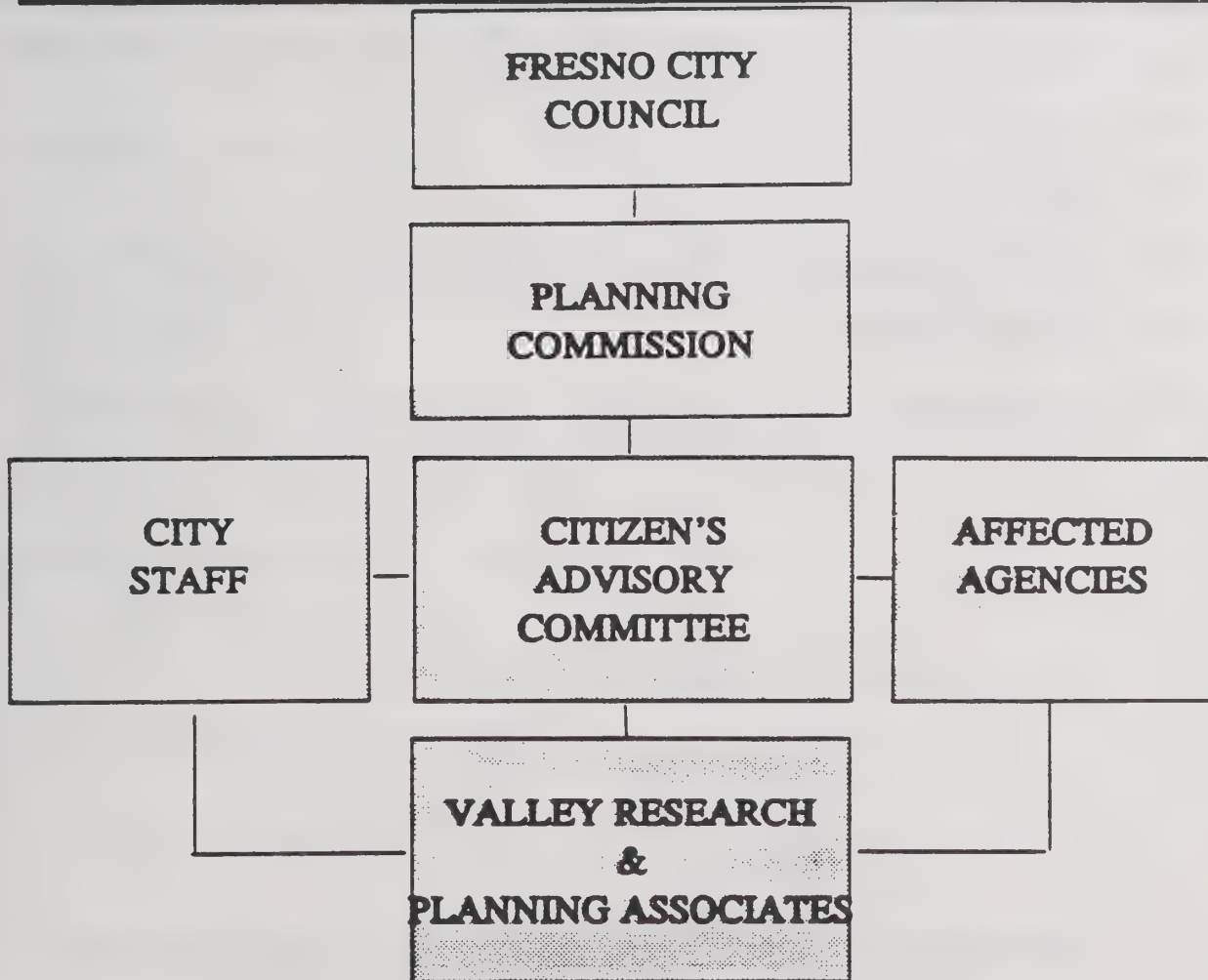
- . Coordinate Development of the Plan Element Update with:
 - The Citizen's Advisory Committee
 - City Staff
 - The Council of Fresno County Governments
 - State Department of Housing and Community Development
 - Other Affected Agencies
 - Local Building Industry
- . Review and Evaluate the Existing Housing Element, Current Housing Policies, and State Housing Element Law, and Document Findings
- . Collect and/or Develop Housing Data Necessary to Update the Housing Element Consistent with State Law
- . Prepare Housing Element Analysis and Document Findings
- . Develop/Revise Housing Element Goals, Objectives, and Policies
- . Develop/Refine the Housing Element Implementation Program
- . Prepare the Draft Housing Element and Environmental Assessment/Negative Declaration
- . Submit the Updated Element for Review and Approval

OBJECTIVES

VALLEY RESEARCH AND PLANNING ASSOCIATES

FRESNO GENERAL PLAN HOUSING ELEMENT UPDATE

. COORDINATION PROCESS .



COORDINATION PROCESS

VALLEY RESEARCH AND PLANNING ASSOCIATES

FRESNO GENERAL PLAN HOUSING ELEMENT UPDATE

. RECOMMENDED TIMEFRAME AND MILESTONES .

	1991	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP
Task 1	Meet and Confer			X						
Task 2	Gather, Review, Analyze Housing Data			X.....			X			
Task 3	Prepare the Draft Housing Element			X.....			X			
Task 4	Prepare the Environmental Assessment and Initial Study							X.....X		
Task 5	Review Draft Housing Element and Prepare Final Element						X.....	X		
Tasks 6,7	Prepare Public Notices and Present the Final Element								X.....	X

RECOMMENDED TIMEFRAME AND MILESTONES



DEVELOPMENT DEPARTMENT

DATE: July 3, 1991

TO: Housing Element Citizens' Advisory Committee
Members and Interested Parties

FROM: LOIS JOHNSON, *Lois Johnson* Supervising Planner
Planning and Development Services Division

SUBJECT: SECOND SCHEDULED MEETING

The Fresno General Plan Housing Element Citizens' Advisory Committee will be meeting for the second time on Wednesday, July 10, 1991, at 5:30 p.m. in Room 210, City Hall, 2326 Fresno Street, Fresno, California.

The purpose of the meeting is to approve the bylaws distributed on June 27, 1991, and to review preliminary draft goals and policies and other new materials developed by Plan Consultant Georgiena Vivian of Valley Research and Planning Associates.

Committee membership to date is as follows:

Mayor Humphrey -	1. Victor McLane 2. Laura Horsford 3. Janet Phelps Samuelian
Councilmember Bohigian -	1. Roby Strachan 2. Jackie Holmes (Needs confirmation)
Councilmember Padilla -	1. Rental Housing Association/ Brian Seager 2. Housing Authority/Francisco Rodriguez
Councilmember Smith -	1. George Marcus III 2. Eddie Mae Lomack
Councilmember Anaforian -	1. Roselyn Clark 2.
Councilmember McMichael -	1. Andrea Griffith 2. Housing Authority/Bob Friesen
Councilmember Setencich	1. Building Industry Association/Bill Sparks 2.

Housing Element Citizens' Advisory Committee
Second Scheduled Meeting
Page 2
July 3, 1991

If you have any questions or if you are unable to attend, please
call me at 498-1361.

flh:jd
PLN407/+664

c: Michael Bierman
Councilmembers

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
July 10, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, June 27, 1991
- IV. Consideration of the Draft Bylaws/Recommendation for Approval
- V. Consultants Report/Review of Current Goals, Policies and Programs and Recommendations for Update
- VI. Consideration of Committee Process and Subsequent Agenda Topics
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

LJ:lb
PLN/+734

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF JULY 10, 1991

The meeting was called to order by Chairperson Roby Strachan. Committee members present included Andrea Griffith, Roselyn Clark, Laura Horsford, Robert Friesen, George Marcus III, Bill Sparks, and Chairperson Strachan. Those absent included Eddie Mae Lomack, Frank Rodriguez, Victor McLain, Janet Phelps Samuelian, and Jackie Holmes. Uncompleted appointments include one by Councilmember Anaforian and one by Councilmember Sentencich.

Staff persons Lois Johnson and Nick Yovino and Consultant Georgiena Vivian were also present.

The minutes of June 27, 1991 were considered. The next to the last paragraph on page one was modified to read...the City's Sphere of Influence may need to be ~~expanded~~ considered for expansion... The minutes were approved as amended.

The committee then considered the draft bylaws that had been prepared by City staff. Committee member Robert Friesen asked about the need for receiving public comments at every single meeting and noted that it might slow the Committee process too much in its initial stages. Staff noted that all meeting must be open to the public but that a specific time could be set aside at the end of each meeting to receive public comments. The Bylaws were then approved as drafted.

Consultant Georgiena Vivian then gave a Housing Element preparation progress report. She said that her staff is in the process of contacting persons that administer various housing programs and who provide a housing related service. She said that the information gathering process is about seventy percent complete and a new chapter six - Goals, Policies and Programs - is now in first draft form. She noted that the first draft of the Element, though incomplete, has been sent to the State as evidence of "good faith effort" and that it already includes much new data, like the results of the new housing quality and land use surveys and a great deal of 1990 Census data.

She said that she may be asking committee members who represent various housing groups to help deal with the information gaps [Roby Strachan is already working to provide additional Multiple Listing Service data].

Ms. Vivian noted that the new data is shown in bold print in the Housing Element first draft.

The Committee then proceeded to systematically review the draft goals, policies and programs section of the Element.

There was a long discussion of Market changes related to the condominium stock within the Community.

Staff person Johnson asked if the Fresno population is still as interested in developing and owning condominiums as they were in the early 1980's.

Various Committee members said that it appears that some persons initially use City condominium standards to develop a complex with the intention of actually offering the units as rentals, thus the costs of handicap access provisions are precluded. It was noted that during the 1980's the demand for owner occupied condominiums varied significantly and that it was somewhat tied to interest rate changes. Foreclosures occurred and sales prices dipped when ordinary single family houses became available to a larger segment of the population. Then as the oversupply decreased, prices rebounded. It was noted that when condominiums are offered for resale, state law requires that they must first be offered to the current renter.

The Committee then proceeded to discuss the impact of overcrowded apartments on the sewer capacity and other services, particularly in older areas of the City. It was noted that 1990 Census data shows that the average size of households in apartment units has increased significantly since 1980 and that there is probably a link between the influx of lower income Southeast Asians and Hispanics who are becoming an increasing percentage of the City population and who also tend to have larger families. Bob Friesen mentioned that the Southeast Asians are still living in extended family groups but that as they assimilate that preference may change. In discussing alternative ways of addressing housing needs, he mentioned the European concept of "co-housing" where some kitchen and living room areas are shared by several families but where each household has separate bedroom and bath facilities. The questions raised were if the City developed land use and zoning criteria that allowed this kind of development, would there be any real market demand?

The group then proceeded to discuss the effectiveness of the Planned Communities Ordinance that had been used to facilitate the Dominion Development in the Woodward Park Area. Bill Sparks said that although it had not been used as extensively as the Building Industry envisioned, the Ordinance still offered a needed alternative for development. He said that the issue is that there are not many large hunks of land where the ordinance is the proper vehicle. Staff person Nick Yovino said that an eventual expansion of the City's Sphere of Influence in the Roosevelt and West Area Communities may mean that the ordinance can be used more often. He said that when Sphere Line Issues are discussed during the next General Plan Update, the evaluation of alternative water sources and agricultural land issues will be important factors.

The Committee agrees that the Housing Element could identify some of these issues for study as a part of the General Plan update process.

The Committee discussed the Application Control Center concept that had been incorporated into the 1985 Housing Element. Consultant Vivian said that staff person Steve Whittenberg said the concept had been dropped but that the issue had been somewhat addressed by the City's efforts toward the computerization of data, the move of the Development Department to a single location with a central intake area at the new City Hall and by the ombudsman function which he provides.

Roby Strachan noted that slow processing adds to the cost of a new house and therefore issues should continue to be addressed.

Bill Sparks noted that although the actual process has not improved significantly in terms of project turn around time, he has seen a tremendous improvement in terms of staff attitude and the level of courteous service offered.

The Committee had some questions about open space standards for various types of unit planned developments which staff person Yovino said he could clarify at the next meeting.

Staff person Lois Johnson said that although she had supported a decrease in single-family lot size at the time the 1985 Housing Element had been developed because it could decrease housing costs for the first time buyer, she said that she now thought that it had some unanticipated problems that are causing early blight and inappropriate code violations that are difficult to address because of City budget constraints. She said that because both side yards are too small for on-site storage access, many people are illegally parking boats, campers, utility trailers that they are using for small home-based businesses, inoperable cars, and other vehicles in front yards and in the street. She noted that many of these people cannot in the long term afford off-site storage so they flaunt the law, even after violations are reported. She suggested that there is a need to increase the minimum width of at least one side yard to ten feet to allow a permanent solution to this ongoing problem.

Bill Sparks said that he is adamantly opposed to increasing the minimum width and that although the City of Clovis has such a provision, the Building Industry Association is working for its repeal. He said that extra costs per lot might be 4 feet by 100 feet or 400 square feet times \$6 to \$10 per square foot or \$2,400 to \$4,000 per house.

Roby Strachan said he thought the Committee should consider the issue further as the quality of life in the neighborhoods is important and if people are satisfied then they will stay longer and add on as their incomes and family size change. It is also noted that resale values will be higher if the neighborhoods are orderly and attractive.

Bob Friesen said that there is the issue of how parcels are combined and that some developments orient garages to different places on the lot, use alternative street configurations, and do other things to use space more efficiently.

Staff person Yovino noted that the City might reconsider the two acre minimum on planned unit developments to allow for better clustering on smaller parcels of land.

The Committee agreed to add a proposal to study the reduction of the two acre minimum.

The Committee then began to discuss the City's current density bonus procedures. Consultant Vivian noted that a process is in place but new State law requires an ordinance too and that one will need to be developed. [It is noted that the law allows other types of incentives in lieu of increased density allowances.] Staff noted that the relationship of the income limits of state law and land supply in Fresno was such that procedures had not been beneficial in Fresno. Staff person Johnson said that she thought the provisions were more appropriate in areas where available land supply was significantly constrained as in Los Angeles and the Bay Area.

The Committee proceeded to discuss the problems and benefits of developing land use regulations that favor significant clustering of higher densities as opposed to planning for many smaller decentralized clusters. Air quality and transportation goals were discussed in this context. Chairperson Strachan then commented that the meeting was getting overlong and then polled the Committee related to when they would like to adjourn. The group agreed to continue until 8:00 P.M.

Staff person Yovino noted that the City's mid-rise/high-rise policy was an attempt to enhance the potential for clustering higher densities along Freeway 41. The policy would allow six to ten story buildings to be built along the corridor.

The Committee discussed some of the most significant problems being identified and tried to identify root causes. The increase in the number of persons with income from lower level service jobs was pinpointed. Bob Friesen said that he felt it was important to

carefully analyze the "affordability gap." It was noted that the costs of housing production are relatively low and rents reasonably affordable. It was also noted that vacancy rates still appear to be adequate to allow choice. However; a larger proportion of the population is experiencing income deficiencies. Bob Friesen pointed out that some units have been subject to clearance for Freeway construction and that clearance was also planned in some inner City areas where the increased family size is creating a demand for new school sites. He pointed out that these units are a portion of the City's more affordable older housing stock. Because the older stock is more affordable and often larger than the most affordable new units, he said that every effort should be made to conserve it. One option would be to require that units be relocated instead of demolished or that replacement housing be built. [Staff person Johnson noted that the costs of moving a building are significant and that therefore the option may not be cost effective.] Mr. Friesen noted that the Marks/Roos Bill had opened up some avenues for the use of revenue bonds and that the program had been successfully used to provide some housing in Kingsburg. City staff person Johnson pointed out that the Housing Element attempts to list units provided by various types of financing including California Housing Finance Agency and Revenue Bonds. She said that it has been difficult to monitor whether units developed continue to serve lower income households. Bob Friesen noted that fees can be established to cover the costs of monitoring and that the Housing Authority now does the monitoring of some programs via this method.

Bob Friesen said that cities may have access to Internal Revenue Service Quarterly Audits that can provide information related to the commitments of developers using bond financing. He said that cities may also have access to tax credit information. Mr. Friesen also noted that although much affordable housing with Section 8 Rent Subsidy Commitments had been developed in Fresno, they is the continuing problem of expiring contracts. Consultant Vivian noted that the Housing Element must by law, provide information on the number of contracts that have expired over the most recent six year planning period.

It was also pointed out that if job availability and wage levels are a community issue then efforts of the City's Economic Resources Department deserve support.

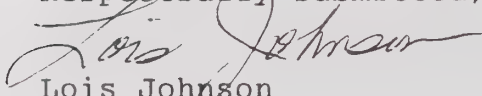
The Committee then agreed to continue their review of goals, policies and programs at the July 24, 1991 meeting. They noted that they would begin with Policy 4, Fourth Program.

Under other business, Roselyn Clark noted that the membership list inappropriately showed her FAX number as a telephone number. She suggested committee members use the second number on the list.

Housing Element
Citizens Advisory Committee
Minutes of July 10, 1991
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There being no further business, the meeting was adjourned.

Respectfully submitted,


Lois Johnson
Supervising Planner

lb
+PLN754

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
JULY 24, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, July 10, 1991
- IV. Consultants Report/Continued Review of Current Goals, Policies and Programs and Recommendations for Update
- V. Discussion of "Affordability Gap" Information Now Available/Shortcomings of the Information and Relationship to Potential New Program Goals
- VI. Consideration of Future Meeting Dates and Subsequent Agenda Topics
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

LJ:flh
PLN407/+753

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF JULY 24, 1991

The third meeting of the Housing Element Citizens Advisory Committee was called to order at 5:35 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Mr. Strachan, Brian Seager, Bill Sparks, Janet Phelps Samuelian, Roselyn Clark, Jackie Holmes, Victor McLane, Frank Rodriguez, Laura Horsford, and Robert Friesen.

Those absent were Eddie Mae Lomack who had a family emergency, George Marcus III, Andrea Griffith. Also in attendance were City Development staff persons Lois Johnson and Nick Yovino and Consultants Georgiena Vivian and Hector Guerra.

It was noted that Councilmembers Anaforian and Setencich each still have one Committee appointment pending.

Consultant Georgiena Vivian reported further progress on Housing Element preparation and distributed various materials. Much of the material was changes to the draft goals and policies as discussed by the Committee at the previous meeting. In addition, the City Public Works Department had prepared a statement related to service capacity of the sewer and water system. It was noted that City services will be adequate for the six year Housing Element Planning period. However, in some of the City's growth areas, sewer service capacity is only available for an estimated six to eight years. Therefore, there will be a need to address longer term service needs when the General Plan is updated. Chairperson Strachan stressed the need of having adequate capacity to meet the demands of the growing city and asked that Committee members review the item for further discussion at a future meeting.

Committee member Victor McLane asked if sewer services were adequate in the downtown area and in the established areas of the City.

Staff person Johnson said that although the size and number of lines is essentially adequate and would allow for infill, some may be old and possibly in need of replacement.

Staff person Nick Yovino said that if a significant number of applications for tall buildings in the mid-rise/high-rise corridor near Freeway 41 come in, service would definitely have to be upgraded.

Committee member Bob Friesen noted that the Housing Authority had been interested in a property that is north of Shields and east of First Street near the Hillcrest Convalescent Hospital but that it would have been very expensive to pay for the service needed and still keep the price of the project in a reasonable range.

The Committee proceeded with the review of draft goals and policies, beginning on page VI-7. There were questions about what the URSA study had actually recommended and about what it had accomplished.

Staff person Johnson indicated that URSA was the name of the consultant firm that had prepared a "Comprehensive Housing Strategy" for the City in 1982. She said that she could not recollect its entire content but that one of the recommendations was that the City needed to form a non-profit housing corporation and that another was that revenue bonds could be authorized and used as a mechanism to facilitate the development of affordable housing. She said she would find a copy for Committee Chairperson Strachan.

In discussing policy 5, first program, it was noted that the consultant will need to update, based on new information on specific programs that is being provided by the City's Housing Division.

In discussing the second program, code enforcement, the Committee asked the consultant to find out whether Section 17299 of the Revenue and Taxation Code was still in effect, to find out whether it was a viable mechanism, and to find out whether the City of Fresno had ever put it to use.

Committee members had questions about how the Building Maintenance Ordinance works. Staff person Johnson said that it had been developed as a tool to address problems most often associated with vacant buildings or buildings occupied by marginal uses in the downtown area and that it was modeled after an ordinance used by Kansas City. She said that when the owner of the Sullenger Building refused to address maintenance problems and a Notice and Order, it was eventually demolished and a lien was placed against the property for the cost of the demolition. She said that the City had also considered its use as it relates to the vacant Hotel Fresno. Staff also noted that proactive code enforcement has been considered as a tool to fight creeping blight but that budget constraints has forestalled the implementation of a program.

In discussion Policy 5, third program, it was noted that the City has formed a nonprofit housing corporation called NOAH to facilitate construction of affordable housing. It was also noted that in the past the County HARP program had done some rehabilitation in unincorporated portions of the City's Sphere of Influence like Pinedale but that it had not been active for some time within the urban area and that therefore it should probably be deleted.

Links between the need to provide affordable housing, Historic Preservation efforts, freeway clearance projects, and federally required Section 106 Studies were discussed. In that context, it was suggested that the sixth program should more appropriately be moved under the next policy.

There was some discussion of providing encouragement for groups concerned about the quality of life in neighborhoods through citizen involvement with city processes and through neighborhood meetings.

Questions were asked about why people who initially apply for the City's rehabilitation process drop out in large numbers. It was pointed out that some could not meet income requirements, some did not like the restrictions of the program and therefore later dropped out and applied for private loans and that many do not like the red tape involved.

It was noted that speculative projects where the owner does not intend to be the occupant are often redlined and cannot get a construction loan.

In discussing Policy 6, second program, it was noted that the City Council had disbanded the Citizens Advisory Commission because of budget constraints. Therefore, the program statement would have to be generalized.

In discussing operation cleanup, the committee said that they wanted some figures to demonstrate accomplishment, like tonnage collected and number of cycles per year. Questions were raised about how noticing occurs. Roselyn Clark noted that notices are hand delivered at the beginning of each cycle.

Questions were raised about whether the City's Neighborhood Watch program was still active.

Roselyn Clark said that she was working to organize local participation in "National Night Out" during the month of August. She said that the organizing group would be sponsoring over forty parties, contests, Council member appearances, etc. She said that Kathy Mayer at 454-2615 was the City contact person. She said that about 1900 people are a part of a watch group.

In discussing award programs and their significance, Chairperson Strachan noted that they need to be promoted and that to be effective [in building pride and creating spin-off effects] there needs to be related publicity efforts. He noted that the Board of Realtors had given awards to owners of well maintained properties in a range of neighborhoods, one to a lady over 80 years of age who did all of her own yard work.

Policy 7 was discussed as it relates to the adequacy of City services. City regulation was discussed as a tool. Bob Friesen raised the question of when a community should allow the natural process of disinvestment to occur.

Committee members indicated that the problem with "benign neglect" is that it takes years for the cycle to naturally occur and in the meantime the population has to live with the blight and problems. A discussion followed related to blight caused by partial clearance for uncompleted Freeways and about the loss of affordable housing stock that is also associated with Freeway projects. The costs of redevelopment and the difficulty of providing incentives for reinvestment were discussed.

Staff person Yovino said that what is needed for the Blackstone Freeway 41 corridor, the proposed mid-rise/high-rise area, is a specific plan to address land uses. Bill Sparks said that the second issue is the adequacy of the infrastructure.

Chairperson Strachan noted that reparceling would be needed to allow intensified uses. He cited as an example the Michael Cadillac project. He noted some other examples where attempts to re-parcel had failed. Staff person Yovino said that if a specific plan was done, planners and the community could possibly consider widening the high-rise corridor to the south.

Bob Friesen said that his concern is that if property owners and developers benefit from upgraded land use designations, then some benefits need to come back to the community [and the lower income portions of its labor force].

Staff person Yovino said that there would need to be a density of at least fifty units per acre in the planned mid-rise/high-rise corridor to make mass transit a possibility.

Chairperson Strachan restated the need to remove stumbling blocks to land assembly.

Bob Friesen asked if air rights could be offered as an incentive.

A discussion ensued related to how the City's planning focus had changed from a multiple center approach to a central linear spine approach to higher densities. He stressed that the mid-rise/high-rise plan amendment had greater incentives for higher densities toward its downtown connection than toward its north Fresno connection.

The Committee then agreed to expand its statement related to the mid-rise/high-rise corridor to note the need to explore the expansion of the boundary and to prepare a specific plan for the area.

Bob Friesen added that there would be the need to emphasize [policies and incentives for] mixed uses including residential. Staff person Yovino repeated that the adequacy of sewer service would also need to be addressed.

Victor McLane said that he lives in the downtown area in a condominium complex and that he would be concerned that it dooms the downtown to expand the corridor. Therefore he suggested that the City gather information from cities of comparable or slightly larger size to see how to address needs of the inner city and of the working class people who live there.

Staff person Yovino noted that when the mid-rise/high-rise policy was developed, he had considered strategies used by San Jose and along Wilshire Boulevard in the Los Angeles Area. He said he also had looked at Sacramento but they have [better market conditions and incentives] because that is the State Capitol. He said that he thought some of the groundwork has been laid for the corridor but that the policy may take twenty years to [actualize].

Bob Friesen asked if trading of density rights can occur under the current policy. Mr. Yovino said yes but that the neighboring property owner must be part of the same application and [covenant to a permanent decrease in his density options].

Chairperson Strachan polled the Committee, saying it was 7:40 and asking how long they wanted to continue their discussion. They agreed to continue until 8 p.m.

Laura Horsford asked what the reasons are that people have not used the mid-rise/high-rise policy. Mr. Yovino said that area builders are specialized and that few have built the expertise to do this kind of work. Mr. Strachan said land assembly is difficult and time consuming. He said that prices of current properties to the north may make land assembly economically out of reach. Prices to the south may be more workable. Mr. Friesen said that he would be bringing in information of offsets used in other cities to encourage the development of affordable housing when large commercial industrial projects are proposed.

Mr. Yovino said that there would be a need to ensure quality to gain occupancy. Mr. Strachan said that in larger cities, incentives like roof top tennis courts and gardens and underground parking are offered.

Laura Horsford said that she would like to see new densification start around Freeway 180 and that she would want to assure that pedestrian orientation is enhanced. She would also encourage mixed uses. Mr. Strachan said he thought these issues would need to be explored: the adequacy of schools, the adequacy of security, the provision of support services for shopping, entertainment, and restaurants.

Plans for the next series of meetings were then discussed, the Committee agreeing to meet on August 1, August 8 and August 13, 1991. Bob Friesen offered to host the meetings on August 1 and 13 at the Housing Authority Offices. Staff person Johnson said that she would see that committee members are noticed and agendas are posted. The Committee agreed to place the affordability gap analysis first on the agenda for August 1 and then to continue their review of draft goals, policies and programs.

The meeting was then adjourned.

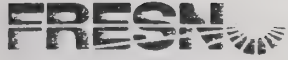
Respectfully submitted,



Lois Johnson
Supervising Planner

flh
PLN407/+763

City of



City Hall • 209-498-1591 • FAX 498-4385
2326 Fresno Street, Room 103
Fresno, California 93721-1899

Development Department

Alvin P. Solis, AICP
Director

July 26, 1991

Please reply to:
Lois R. Johnson
209 498-1361

Dear Committee Member:

SUBJECT: HOUSING ELEMENT MEETING SCHEDULE

Please mark your calendars with the following meeting dates:

Thursday, August 1, 1991 - 5:30 p.m., Housing Authorities
Conference Room, 1833 E Street,
Fresno, California

Thursday, August 8, 1991 - 5:30 p.m., Room 210, City Hall,
2326 Fresno Street,
Fresno, California

Tuesday, August 13, 1991 - 5:30 p.m., Housing Authorities
Conference Room, 1833 E Street,
Fresno, California

Please note that some of the meetings will be held at the Housing
Authorities Building rather than at City Hall and that the last
meeting will be held on Tuesday rather than on Thursday. We will
look forward to seeing you then.

If you have any questions, feel free to call me at 498-1361.

Sincerely,

PLANNING AND DEVELOPMENT
SERVICES DIVISION

Lois R. Johnson
Supervising Planner

flh
PLN407/+755

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
AUGUST 1, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, July 24, 1991
- IV. Discussion of "Affordability Gap" Information Now Available/Shortcomings of the Information and Relationship to Potential New Program Goals
- V. Consultants Report/Continued Review of Current Goals, Policies and Programs and Recommendations for Update
- VI. Consideration of Subsequent Agenda Topics
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

LJ:flh
PLN407/+753

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF AUGUST 1, 1991

The fourth meeting of the Housing Element Citizens' Advisory Committee was called to order at 5:30 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Chairperson Strachan, Victor McLane, Eddie Mae Lomack, Janet Phelps Samuelian, Bill Sparks, Robert Friesen, George Marcus III, and Brian Seager.

Also in attendance were Consultant Georgiena Vivian representing Valley Research and Planning Associates, and City staff members Lois Johnson and Nick Yovino. Those absent with leave included Laura Horsford and Roselyn Clark. Other Absentees included Frank Rodriguez and Jackie Holmes.

Consultant Vivian distributed updated goals and policies based on discussions at recent meetings. In order to keep track of current information, the Committee was advised to keep note of the date printed on each handout.

Committee member Friesen noted that he had some corrections and comments on the statement about the NOAH incentives on page VI-9, Policy 4, Fourth Program. Consultant Vivian said she would make revisions as suggested. There was discussion of the need to reduce fees for joint filing of special permits and site plans particularly for residential infill projects.

Staff member Yovino remarked that the Development Department is now a 100 percent enterprise-funded department, meaning that it receives no money from the City's General Funds. The Department could raise fees in the new areas to offset fees in old areas, or could provide subsidies from the General Fund for processing but these would be difficult political decisions. It was suggested that these kinds of incentives could be limited to residential development.

Mr. Friesen asked why not apply these incentives only to larger projects with assembled land. He remarked that he didn't like living conditions in four-plexes because cost-effective management of small complexes is difficult and open space amenities may not be provided. Staff person Johnson noted that the environment may be closer to single family living and therefore, in some ways preferable.

Some discussion ensued regarding the affordability gap. Mr. Friesen would like to estimate the amount of funds needed to close

the gap and then decide where the money should come from to lessen the gap and how it's use should be prioritized.

In discussing the sources of funds that NOAH, the City's non-profit housing corporation, could use for helping to write down the costs of infrastructure improvements like curbs and sidewalks, the use of twenty percent "set-aside" funds from redevelopment tax increment funds were discussed.

Committee member McLane said that as the City plans for development in infill areas, a statement should be made about the proportions of multiple-family and single-family residences that would be most desirable. This would help to build the best community. He gave an example of a small lot which he has had rezoned. He noted that it is difficult to estimate projects costs. What would the costs of rezoning be, and is it economically feasible? Would the total cost of City fees be prohibitive?

Committee member Strachan said that there are two questions in his mind related to reinvestment in infill areas: Is it economically feasible and is it going to be habitable?

Questions ensued regarding how much more analysis would be required to make an assessment of the kinds of incentives that would be most effective.

Mr. Friesen said he has illustrations of ways other cities have raised revenues to address the affordability gap.

Staff person Johnson then called a point of order and asked that the minutes of the previous meeting be considered prior to discussing the affordability gap question in depth.

Mr. Friesen moved acceptance of the minutes. They were accepted as written.

The Chairperson then opened the formal discussion of the affordability gap. Ms. Vivian noted that census income data would not be available until at least February. The information would be needed for cross tabulation with data related to growth rates, population characteristics and housing type to determine the affordability gap.

Staff person Yovino said that an analysis of the affordability gap would be helpful to the primary questions are, how do we pay for it, and when can we do it?

Mr. Yovino said that the plan could incorporate a policy to do a study at a future time because we do not have enough information to do a complete analysis now.

Mr. Friesen suggested that bankers might be willing to prepare the study to satisfy Community Reinvestment Act Requirements, particularly if contributions could be solicited from other groups such as the Board of Realtors and the BIA. He suggested that NOAH might also be assigned this task [because a non-profit organization could do it at a lower cost than a public jurisdiction could do it quickly].

Mr. Strachan said this still does not get down to what programs we need.

Mr. Friesen said that during the Housing Element Committee Review process the committee could talk about some ways that gap monies could be generated from the private sector.

Mr. Yovino said that maybe the Housing Element could give some direction and then reassessment could occur through the pending General Plan update.

Mr. Friesen remarked that there is a risk that all rezonings could be challenged if the City does not adopt an Element which addresses the affordability gap now.

Mr. Strachan said that he had information from a California Real Estate Association news release that showed that only 38 percent of households in Fresno can afford to buy a house in the current market. Affordability gap measurements in the Regional Housing Plan were then reviewed. These measurements are based on population growth, new construction needs, and income levels. Mr. Friesen said that the figures did not address inability to pay. He said that over 14,000 households are on his Housing Authority waiting lists and these people are a part of the current rather than the projected population.

Committee member Samuelian said that she helps the YWCA clients find housing and what they can afford may not always be very habitable.

Ms. Vivian said that we could identify the needs based on statistics available, take a look at the needs of sub-groups, propose to do a "gap study" and analysis of program needs, and then, propose to reconsider implementation at the time the entire General Plan is updated.

General discussion ensued regarding the affordability gap. It was decided to prepare a separate policy which should include time lines for implementation tied to the General Plan update.

Ms. Vivian will formulate a policy statement for Committee review at the next meeting. It is to include a reference to the use of a private funding mechanism.

The Committee noted that representatives from the Economic Resources Department, Housing and Financial Divisions should be invited to participate in the Housing Element review process.

The committee then continued to review draft goals and policies beginning on Page VI-11.

Regarding Policy 7, Program 1, Committee member Strachan asked to have the consultant recheck the population projections. He asked if they were based on the 1990 Census figure? He said that, if possible, the Consultant should incorporate the target date for completing the Grantland and North Avenue sewer lines into the statement.

Mr. Friesen asked "Why doesn't the City sell bonds to finance sewer line construction now?"

Mr. Yovino said that some planning issues have not yet been settled and that they will be addressed as a part of the General Plan update. These include topography, the Sphere of Influence, the sizing of sewer lines, and the issue of how to achieve adequate urban densities in growth areas chopped up into 2 1/2 acre parcels. He said that he could bring some West Area maps to the next meeting in order to better illustrate these planning issues.

Mr. Yovino said that it may be possible to convert some excess industrial capacity in the southern parts of the City to residential capacity if the City gets in a housing crunch.

Committee member Sparks noted that State criteria for measuring contaminants in the water supply may be set at artificially high levels thus triggering filtering requirements that are expensive and that raise water costs. Statements should be made in the element about how imposition of the State criteria and the resulting filtering in turn, raise the costs of new housing.

Chairperson Strachan asked to have more specific information on the 180 water wells referenced in the policy statement and noted that the Committee might make a recommendation regarding the need for surface water studies.

Mr. Sparks said studies have already been funded and will be done.

Related to the Second Program, Assessment Districts, The Committee asked Ms. Vivian to identify assessment districts formed.

Mr. Strachan asked if all the \$100,000 referenced in the program had been used and if not, why not? How much of the amount is still available?

Third Program/Rehabilitation in annexed areas was then discussed.

Mr. Strachan commented that those areas that could be easily annexed have been annexed. Mr. Yovino responded that the Council may no longer like a policy to annex low and moderate income areas because of amendments to the City/County tax-sharing policy.

Mr. Strachan responded that the City needs to see that missing services are provided after annexation occurs.

Mr. Yovino stated that the City and County should be referenced as needing to do joint programs in low income areas subject to annexation. Mr. Roby asked if references to the need for the formation of additional redevelopment plan areas could be included in the Element.

The Committee discussion then turned to the Fourth Program and the need to change Department references to reflect the new City organization. The Committee would like to list how Block Grant monies are being used and then reemphasize the use of Block Grant monies for low and moderate income housing.

The Committee discussion then turned to Policy 8 regarding mobile home subdivisions. Past experience with mobile home subdivisions on Clinton Avenue and in Friant was discussed. The status of mobile homes in parks was addressed.

Mr. Sparks asked that the reference to affordable housing be deleted from Policy 8.

The Committee agreed that mobile homes may no longer be affordable compared with entry level single family homes.

Mr. Friesen will gather information on the Section 8 program and its ability to provide Section 8 Rent Subsidies to low income mobile home occupants.

It is suggested that the City monitor rent control in the next five years to see if it has affected the supply of such housing negatively or positively.

Analysis of the remainder of the goals and policies section of the draft Housing Element will be on the agenda for the next Committee meeting. Also, Robert Friesen will report on the Housing Authority's Section 8 program for mobile homes.

Housing Element Minutes 8/1/91

Page 6

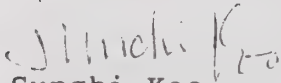
August 8, 1991

Mr. Strachan said that he would provide copies of the URSA report to anyone who wanted to read it and that Committee members should contact him if they are interested.

Ms. Vivian agreed to revise the sewer and water information as corrected by the Committee, provide more assessment district information, and develop an affordability gap policy.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Sunchi Koo
Planner III

DF:star
PLN254/+784

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
AUGUST 8, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, August 1, 1991
- IV. Report on Housing Authority's Section 8 Mobile Home Program - Committee Member Robert Friesen
- V. Consultant Report
 - 1. Draft Affordability Gap Policy
 - 2. Assessment District
 - 3. Revised Water and Sewer Information
- VI. Continued Review of Current Goals, Policies, and Programs and Recommendations for Update
- VII. Consideration of Subsequent Agenda Topics
- VIII. Other Business
- IX. Citizens' Comments
- X. Adjournment

LJ:flh:dlk
PLN407/+753

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF AUGUST 8, 1991

The fifth meeting of the Housing Element Citizen's Advisory Committee was called to order at 5:30 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Chairperson Strachan, Victor McLane, Eddie Mae Lomack, Bill Sparks, Robert Friesen, Andrea Griffith, Laura Horsford, and Janet Phelps Samuelian.

Also in attendance were Consultant Hector Guerra, representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson, and Sunchi Koo. Those absent included Brian Seager, George Marcus, Frank Rodriguez, Jackie Holmes, and Roselyn Clark.

Staff person Johnson indicated that Consultant Georgiena Vivian had a family emergency and that she had to go to southern California because of it. Therefore, she was not able to prepare all of the materials for the meeting or to attend the meeting.

Chairperson Strachan asked for the consideration of the minutes of August 1, 1991. Andrea Griffith indicated that she was present at the August 1, 1991 meeting and requested that the minutes be corrected to reflect the same. The minutes was then approved with the correction.

At the request of Chairperson Strachan, Nick Yovino gave a presentation of the housing development constraints in the West Area. He used a display map to define the West Area boundary and illustrated areas where parcel sizes are 5 acres and 2.5 acres or less. He indicated that parcels of 2.5 acres or less are very difficult to develop because of their small size. Parcels of 5 acres are marginal and larger parcels have a better potential for development. He also pointed out interface problems which may affect the development of large parcels when these parcels adjoin rural residential developments.

In response to a question from Robert Friesen, Mr. Yovino stated that in fact the City is looking at other growth areas, including the south and southeast areas, in addition to the West Area.

Victor McLane indicated expanded subdivisions would result in a lot more expenditures to the City in terms of provisions of urban infrastructures and services. He stated that it might be better to have more concentrated and higher density development in the Central Area.

There was a general discussion of density. It was suggested that there is a need to aggregate small parcels into larger ones to facilitate development which would allow for placement of homes with adequate open space.

Robert Friesen pointed out that small parcels with high density, such as a four plex, could create problems in terms of inadequate setbacks, open space, and recreation facilities, etc.

Discussions continued on the relationship of the West Area and the downtown. Andrea Griffith said that the freeway was a psychological barrier. She asked whether the Sphere of Influence line still governed where development can occur.

Nick Yovino indicated that there is pressure from the County to develop to the north and east of Clovis outside of the current sphere line. He said that development in the Sphere of Influence was needed to help to pay for sewer bonds. He also stated that air pollution and groundwater issues must be considered in a planned way and that growth should not be randomly allowed outside of the Sphere line.

The report by Robert Friesen on the Housing Authority Section 8 Mobile Home Program was continued to the next meeting, which will be held on August 13, 1991.

Robert Friesen reported that he had contacted Dave Rosen and Associates, relating to cost estimates of developing a comprehensive housing strategy for affordable housing. He continued to review the cost for various components of the housing strategy which included affordability gap analysis, \$10,000; resource identification and analysis, \$13,000; land use resources including ordinance development, \$50,000; consensus building, \$10,000; and nexus study, \$30,000.

Discussion of the Consultant Reports was continued to the next meeting because of the absence of Consultant Georgiena Vivian.

The committee then continued to review draft goals and policies beginning with Policy 8, Third Program: Innovative Design and Building Techniques. Bill Sparks stated that the building industry knew how to build affordable houses, but there was no innovative way of providing affordable housing because of all the regulatory requirements and development fees that are levied on development. He said that there are no current efforts to develop new prototype housing and then adapt codes to fit new technologies.

Policy Nine

There were brief discussions on Neighborhood Watch programs. It was noted that the Development Department has prepared amendments to the Fresno Municipal Code, as it relates to the Uniform Security Code. The code change sets standards which make housing units more resistant to unlawful entry. Upon questioning by Victor McLane, Nick Yovino stated that the Development Department and the Fire Department had reached agreements on security measures such as the double cylinder dead bolt locks and wrought iron bar windows. Nick Yovino also pointed out certain security measures such as barbed and concertina wire fences may not be appropriate for the neighborhoods because of the inherent risks and negative impact on aesthetics. The consultants were asked to document when uniform security code provisions were adopted.

Policy Ten

Discussion continued on the need to maintain and preserve the existing housing stock, particularly large size single family homes. Nick Yovino expressed that there is a need to develop a policy and incentives to encourage larger size apartment units. Robert Friesen stated that tax subsidies have resulted in the development of some large size apartment units such as the newly developed apartment complex at Clinton and Marks Avenues.

Nick Yovino suggested that it may be possible to determine the number of large apartments by apartment complex by examining building permit information.

Robert Friesen indicated that many families are using the third bedroom as a den, a recreation room, an office or a study for their kids. He also noted that Section 8 Certificate holders sometimes let their certificates expire because they cannot find a single family home of appropriate size for a fair market rent.

Discussion was then continued as it relates to Housing Assistance Plan and Elderly Housing issues. It was pointed out the Housing Assistance Plan was already in place and that it appears that the private market is currently meeting the needs for elderly housing. Examples of such elderly housing are San Joaquin Gardens, Carrington Pointe, and Windham at St. Agnes. Roby Strachan pointed out that there is another new elderly housing complex on the northwest corner of Bullard and Marks Avenues.

Robert Friesen stated that the Housing Authority is interested in helping elderly people to stay in single family homes through their home sharing program. He said it is cheaper for society to help elderly people stay in single family homes than the other alternatives, such as institutional care. He said that reverse equity mortgages are an option.

Roby Strachan also indicated that some churches are building group homes for the elderly and locating them in single family neighborhoods.

Discussions continued on the needs for migrant housing. It was suggested that a Migrant Housing Needs Study is generally not necessary for large cities like Fresno because migrant jobs are agriculturally related and in rural areas. For example, only one farm labor housing complex can be found in Fresno, at California and West Avenues. The rest is in more rural parts of the County. More permanent housing may be necessary to meet the need of low income agricultural workers and their families who have permanently located in the urban area.

Robert Friesen stated that the Housing Authority was considering housing in the West Area near Freeway 99, however, funding was not approved by the State because Fresno County does not have a State approved Housing Element.

Policy Eleven

There was a general discussion of the Comprehensive Homeless Assistance Plan (CHAP) and how the City of Fresno appropriated the funds it received for emergency housing. It was pointed out that some of the funds were used for housing rehabilitation. Other funds were used to assist with the purchase of non-profit group homes to meet emergency housing needs. It was also suggested that FEMA should be asked to provide further information on emergency housing needs and programs. June McClellan was present representing the FEMA Board.

Staff person Johnson asked why innovative programs were developed but never implemented. Mr. Friesen said agencies lack staffing to implement and that possibly NOAH could expand its function or a Trust could be formed specifically to implement these new ideas.

Janet Samuelian indicated that the County Library has a new Directory of Emergency Housing Resources. She also stated that her YWCA clients were often referred by the Fresno County Social Services Department and some law enforcement agencies. It was requested that the consultants enumerate program dollars, use of funds, and recipients as it relates to emergency housing monies administered by the City.

Policy Twelve

Roby Strachan questioned how the 330 homes scheduled for demolition would be replaced. He was critical of the City's redevelopment effort, stating that the Housing and Community Department developed grandiose plans which were not realistic,

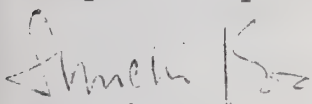
citing the Auto Mall and the Regional Medical Center as examples, and said he was frustrated that the City ignored offers from the Board of Realtors to market properties in the Jefferson Area. He further suggested that the consultant provide more data on each type of land use in redevelopment plans, including acreage information and floor areas ratios.

A general discussion ensued regarding the need to invite the City's new Economic Resources Department and the Redevelopment staff to participate in the Committee's meetings. It was decided that such a meeting should be scheduled after the Committee concludes its review of goals, policies, and programs.

Consultants were asked to evaluate progress toward implementing the programs recommended by the Urban Design Task Force. Chairperson Roby Strachan stated that Policy 13 as well as item IV and V listed on today's agenda would be discussed at the next meeting, which is scheduled on August 13, 1991, at the conference room of the Housing Authority.

Janet Samuelian said that she still has a concern about the safety in and habitability of neighborhood that needs to be addressed. Having no further business, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,


Sunchi Koo
Planner III

SK:et:flh
SENT255/+4091

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
AUGUST 13, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, August 8, 1991
- IV. Report on Housing Authority's Section 8 Mobile Home Program - Committee Member Robert Friesen
- V. Consultant Report
 - 1. Draft Affordability Gap Policy
 - 2. Assessment Districts
 - 3. Revised Water and Sewer Information
- VI. Continued Review of Current Goals, Policies, and Programs and Recommendations for Update
- VII. Consideration of Subsequent Agenda Topics
- VIII. Other Business
- IX. Citizens' Comments
- X. Adjournment

LJ:flh:dlk
PLN407/+753

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF AUGUST 13, 1991

The sixth meeting of the Housing Element Citizens' Advisory Committee was called to order at 5:30 p.m. by Staff person Lois Johnson.

A sign-up sheet was circulated. Committee members present included Bill Sparks, Robert Friesen, Laura Horsford, and Roselyn Clark.

Also in attendance were Consultant Georgiena Vivian representing Valley Research and Planning Associates, and City staff members Lois Johnson and Sunchi Koo. Those absent included Brian Seager, George Marcus III, Frank Rodriguez, Jackie Holmes, Roby Strachan, Victor McLane, Janet Phelps Samuelian, Andrea Griffith, and Eddie Mae Lomack.

The minutes of August 8, 1991 were reviewed and approved by unanimous vote of the Committee.

Robert Friesen reported on two types of Section 8 programs for mobile homes. Under the provisions of the first program, the mobile home owner continues to pay the space rent and then rents the mobile home on its space as a package to people with a Section 8 certificate. This rental package would be treated much like an ordinary apartment rental. The other program subsidizes space rent. In this case, the occupant owns the mobile home or pays mortgage payments on it, and the program only subsidizes space rent. He further stated that, in order to qualify for the federal government program, the mobile home must be tied down. He also indicated that one of the potential barriers to use of this program is that the people owning a mobile home have to include it in their asset statement that helps to determine program qualification. Sometimes, this addition would eliminate people with a lower income who otherwise would be eligible for the program.

Roselyn Clark agreed that program eligibility requirements were very restrictive. She also stated that when a mobile home becomes a rental, then the tenant-landlord code would apply instead of the mobile home law. This can be confusing to some people because the laws are administered in different ways by different agencies and they may be in conflict with each other. [When legal problems occur people do not know where to seek remedies].

Roselyn Clark asked how many households are currently using the mobile home Section 8 programs. Robert Friesen replied that, based on the annual inspection records, there were approximately 12 households participating. He also said that most mobile home park managers do not encourage renting, and some may even prohibit it. Roselyn Clark noted that although a 1982 Supreme Court ruling forbids landlords from discriminating against families with children, mobile home parks are exempted and may limit occupancy to adults only.

Lois Johnson suggested that the Consultant may be able to write up something about Section 8 housing program eligibility criteria, the number of current users, and the possible need to distribute more public information about program provisions and opportunities.

The committee then proceeded to discuss the draft policy related to the Affordability GAP study needs. Consultant Georgiena Vivian stated that she has prepared a page to be added to the goals section relating to the development of a 5 to 10 year Comprehensive Housing Strategy for affordable housing. This strategy will identify and analyze the difference between the cost of housing, including production and maintenance, and the amount that households at various income levels can afford to pay. She then continued to review each of the suggested components of the strategy including Housing Affordability and Cost Gap Analysis, Funding/Subsidy Mechanisms, Public Consensus Building Strategy, Nexus Study, and Capital Plan.

Robert Friesen stated that if housing funds are entirely generated through general taxes, or from state and federal sources then there would be no need for the Nexus study. However, Nexus studies will be needed where there is a cause and effect requirement to qualify for certain government programs that require matching funds from the local community. The Nexus studies can be used to meet the legal requirements for establishing new local funding mechanisms.

Robert Friesen suggested that a time-frame be set for the development of the Housing Strategy. He indicated that the CHAS, the state required Comprehensive Housing Affordability Study, requires that all potential sources of income to meet subsidized housing (Refer to the attached information about the study) be identified. This income is expected to be adequate to meet the total needs over the planning period. The CHAS also requires that local matching fund sources be identified if the local jurisdiction intends to apply for any HOME Program Funds. It was also noted that Block Grant money can no longer be used as local matching funds because its use for that purpose has been specifically excluded by the Federal government. Mr. Friesen further suggested one possible source of local matching funds may be the Redevelopment generated twenty percent tax increment set aside for housing.

Robert Friesen stated that any new public housing development and modernization funding availability will be contingent upon a local match. The Housing Authority will probably be eligible for and able to secure 2.5 million dollars a year on an on-going basis for modernizing public housing but ways must be devised to meet the CHAS requirements and to provide the local match.

Lois Johnson indicated that we need a housing element narrative to explain why a GAP Analysis is needed, its relationship to the CHAS, and its significance in obtaining state and federal funds for Housing Authority programs. It may also be significant to local builders if they wish to apply for Federal and State housing program funds. Robert Friesen said that almost all of the affordable housing in the last five years were financed by tax-exempt bonds or prices were written downward through the use of tax credits. Direct government subsidies only meet a small portion of housing need and the local community needs to maximize its ability to secure the limited amounts for which they are eligible.

Robert Friesen also stated that an approved housing element is a prerequisite to obtaining various state funds for affordable housing. The local community must come up with a plan to meet the housing need, including the Funding/Subsidy Mechanism part of the Housing Strategy. He said that the last housing element was a planning document. However, the newer housing strategies would require that the current one become more of a resource allocation focused document. He said that Bob Wilson, Executive Director of the Housing Authority is willing to go to his Board and request some funding from the reserve to pay for the GAP Analysis. However, he felt consensus building is very important. Groups such as Habitat for Humanity or other emergency housing agencies need to sign on as participants even though they may not have a lot of resources to contribute. The Committee agreed that the Housing Element's policy related to the need for a GAP Analysis, point 3, needed clarification about the need to solicit some private funds for the study preparation.

Consultant Georgiena Vivian suggested that the Housing Strategy should be divided into two phases. Phase I would involved the Housing Affordability and Cost GAP Analysis and Phase II would include the remaining four studies. Robert Friesen concurred, indicating it would be easier to get commitment for Phase I and use the product of Phase I to get Phase II done.

Lois Johnson expressed concern that there is a lack of Development Department staff resources to do the study due to budget constraints. Robert Friesen stated that he knew of no city which is attempting to do it with their own staff. He felt planners are not economists and they do not have the expertise to do these studies. He further suggested that an economist/consultant be hired to do the first part of the study by next January. He said that the Housing Authority already has some housing replacement cost data and appraisal information that can facilitate the analysis.

Robert Friesen said that in addition to median new housing cost, we should also look at housing replacement and housing rehabilitation costs. He also offered to provide information relating to application for tax credits which include construction and replacement cost for at least two apartment complexes.

Georgiena Vivian indicated that she could only provide income statistics based on 1980 census information because current income information based on 1990 census information is not yet available. [The GAP Analysis requires that income availability be related to housing need.] She said she would extrapolate the 1980 data to 1990 but that it may be somewhat deficient because of changes in the population composition.

She suggested as part of Phase I, a committee be formed to set specific goals including the identification of resources as well as to do an affordability and cost GAP Analysis. Phase II would include tasks 2 to 5. There was a consensus among the committee members present that it may be necessary to form an implementation committee to oversee development of the required comprehensive analysis.

At that point, the Committee decided that there were too few members present to proceed with the review of goals, policies, and program section of the draft element. Therefore, the review of the draft Housing Element was continued to the next committee meeting. After a brief discussion, the Committee scheduled the next three meetings as follows:

- Thursday, August 29, 1991, 5:30 p.m. in the Housing Authority Conference Room.
- Thursday, September 12, 1991, 5:30 p.m. in the Housing Authority Conference Room.
- Thursday, September 26, 1991, 5:30 p.m. in the Housing Authority Conference Room.

Staff was asked to notice all committee members of the new meeting schedule. Staff person Johnson said, in addition, she would try to get a packet of information out to new Committee member Rosa Mata.

Robert Friesen stated that up to this point in time, the committee has been discussing only what has happened since the last Housing Element was adopted. He asked when the committee would discuss what ought to be done for the next five years. Consultant Georgenia Vivian indicated that she would restructure the goals section which will include the goals from the last time, what was accomplished or was not accomplished to meet that goal, and the new goal, together with what the committee expects to accomplish in the next five years. The analysis will somewhat address the problem.

Robert Friesen indicated there may be information or discussions missing from the document which may not be in any category that the committee has examined. For example, he stated that a more proactive approach may be needed with more specific timelines and numerical goals. He further stated that mortgage certificates are not being utilized to help first time home buyers and efforts may be needed to facilitate greater use of tax credits. He felt there is a lot of tools the community can use and that is the responsibility of the City's Planning and Housing Division to identify and use as many possible.

Further discussion ensued as to how revenue bonds are induced and utilized to finance low-income housing. It was felt that more information was needed about the City's Revenue Bond Program and its current status. Robert Friesen stated that he would like to see something included in the housing element that commits the City to involvement in the provision of financing for affordable housing. The appropriate use of Redevelopment tax increments set aside for housing was of particular concern.

Consultant Georgenia Vivian then reviewed water resource information she had gathered and noted that the data was not completely consistent. Questions were also raised as to why well production was shown as the same in 1990 and 1996. She stated that there was nothing in the Public Works Department document that indicates any increase in well production. However, a Surface Water Treatment Plan under consideration may increase water production by an amount of 20 billion gallons per year which may make up for some of the water deficit. It was noted that the service area boundary should be specified and that it should be specified whether the City of Clovis was included.

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Sunchi Koo, Planner III

flh:
PLN407/+801

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
AUGUST 29, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, August 13, 1991
- IV. Consultant Report
 - 1. Revised Draft Affordability Gap Policy
 - 2. Assessment Districts
 - 3. Revised Water and Sewer Information
- V. Continued Review of Current Goals, Policies, and Programs and Recommendations for Update
- VI. Consideration of Subsequent Agenda Topics
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

LJ:flh
PLN407/+753

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF AUGUST 29, 1991

The seventh meeting of the Housing Element Citizen's Advisory Committee was called to order at 5:30 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Chairperson Strachan, Victor McLane, Bill Sparks, Robert Friesen, Andrea Griffith, Roselyn Clark, and Brian T. Seager.

Also in attendance were Consultant Hector Guerra, representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson, and Sunchi Koo. Those absent included George Marcus, Frank Rodriguez, Jackie Holmes, Roselyn Clark, Eddie Mae Lomack, Laura Horsford, and Rosa Mata.

Lois Johnson indicated that in addition to the minutes of August 13, 1991, materials distributed for this meeting included two letters from the State Department of Housing and Community Development. One letter relates to the State's early review of the Draft Housing Element. The other offers a detailed discussion of the State's preparation of a draft Comprehensive Housing Affordability Strategy (CHAS) for California, including an explanation of what a CHAS is.

Victor McLane asked for clarification of the newly required additional needs analyses and programs to address the potential conversion of existing, assisted housing developments to non-low-income housing uses. Lois Johnson explained that when builders apply for public financing to construct apartments, they agree to reserve a certain percentage of units in their development for low-income housing, such as the Section 8 program, for a number of years. However, they could get out of the low-income housing program prior to fulfilling their agreement by paying back a portion of the interest subsidies that they have received. Local agencies are required to keep a record of the programs that are expiring and those that terminate before their expiration date.

The minutes of August 13, 1991 were reviewed and approved by unanimous vote of the Committee.

The Committee then proceeded to discuss the revised draft policy related to the Affordability Gap study needs. Consultant Hector Guerra indicated Georgiena Vivian had a speech commitment in Riverside County relating to Air Quality. He stated that distributed materials for the meeting included a two-page summary of the Gap Analysis and a one-page FCMA water resources and management information summary. He continued to review the same, using the distributed material.

Lois Johnson said she had called Bruce Baker who works with George Aguilar in the administration of City housing programs, and asked him about the City effort in meeting the CHAS requirement. She said that Bruce Baker told her a draft CHAS for the City of Fresno is ready for City Council consideration on September 10, 1991. This CHAS is an interim CHAS and does not contain everything the Committee discussed. It will be used for the City of Fresno only. The Committee expressed interest in inviting Housing Division staff to participate in the next committee meeting which is scheduled on September 12, 1991.

Lois Johnson continued to report that she had asked Bruce Baker for his opinion on a regional CHAS as opposed to a CHAS for the City alone. She said that it was Bruce Baker's opinion that it would be more appropriate to have a CHAS just for the City of Fresno, due to the size of the City, that a regional CHAS would require more coordination and administration effort without additional benefit.

Robert Friesen indicated that the benefit may be additional funding sources for the broader Community. Roby Strachan stated that he feels Fresno, Clovis and the County should develop an exclusive study for their respective jurisdictions as part of a larger regional study. This approach would eliminate overlapping of unnecessary data collection and research, and would enable us to grasp the needs of a lower-income target group which may straddle the County/City line or live in small rural areas but utilize facilities in the City of Fresno.

Nick Yovino concurred and stated that the Council would also be interested in what other local jurisdictions would be doing in terms of providing low-income housing. He said that the jobs/housing balance and other housing issues should be looked at on a County-wide basis and that a county-wide Gap Analysis should be done. He said that the City could take a leadership role in getting this task accomplished. Robert Friesen suggested that it may be appropriate to include the County of Madera and the City of Madera in the Gap Analysis since urban type development is occurring North of the San Joaquin River.

Lois Johnson asked Robert Friesen to clarify the difference between the Gap Analysis and the CHAS. He said that a gap analysis could be used as the legal justification for establishing new fees, for instance a fee on new industries whose lower income workers may need housing subsidies. Roby Strachan indicated that there may or may not be a need for fees to close the gap. He stated that the problem should first be identified and resources should then be allocated to solve the problem.

Robert Friesen stated that the CHAS needs a Gap Analysis in order to identify all the funding problems that the community faces. The Housing Element is required to address the housing need and quantify it. The CHAS is a vehicle to identify subsidized housing needs followed by quantitative analysis of resources required to meet the need along with programs to generate the resources. The Gap Analysis is simply a tool to reach translate housing needs into dollar terms.

Roby Strachan stated that a great need exists for permanent farm worker housing and migrant housing in the smaller rural areas. The shortage of these housing units forced farm workers to live in other counties and cities, commuting long distances. This can have a negative impact on air quality.

In response to questioning by Victor McLane, Lois Johnson reviewed a letter from the State Department of Housing and Community Development, dated August 19, 1991, which explaining the State's effort in preparing a draft CHAS for California, the profile, purpose, and intent of the State's CHAS. It also discussed how HOME funds from HUD might be directly allocated to certain larger local governments and how others might receive funding through the State HOME program allocations to consortium of several smaller jurisdictions.

Roby Strachan stated that the CHAS will help the decision making body to identify the real distribution of housing need and try to do something about it. The CHAS would also take the heat off the elected state federal officials who may be heavily lobbied for funding allocations.

Nick Yovino stated that his understanding of the Commission's discussion is that the CHAS should be broadened to a county type of policy plan with the City taking the lead, and that it is premature to focus on a Nexus study. Roby Strachan agreed and said he would like to see a consensus building effort to encourage the County, Fresno, and Clovis to assemble all public and private resources and to prepare a Gap Analysis together.

Robert Friesen said getting all concerns together to do Phase I of the CHAS is a start. Until we have defined what the problems are, he said, we would not know what we need to do.

Robert Friesen reiterated that one of his concerns is to gain participation from every organization that has something to do with the provision of housing or shelter. He stressed that this is part of the consensus building process.

Bill Sparks indicated that there is a need for a statement of why the Gap Analysis is necessary. He said that the Building Industry Association will want to know how they may benefit from such a study, adding that he does not yet see the benefit to that group.

Robert Friesen replied that the building industry engages in the production of housing, whether it is subsidized or not subsidized. Consequently, its members make a normal profit from housing development. He said some economists estimate that for each dollar of funds that come into the City, 6.5 dollar of economic activity result. He stated that this estimate may be a little high. However, even a multiplier of \$3 will make a big difference in providing jobs and generating other economic activities.

Nick Yovino proposed that after the committee finishes reviewing the goals and policies, City staff and consultants will meet to edit the document and make necessary changes to it before bringing it back to the Committee for final review.

Robert Friesen suggested that a window of opportunity exists which the community should take advantage of and start working on before the opportunity is gone.

Nick Yovino stated that staff will bring the Housing Element to the Council for initiation after it is finalized, hopefully by the end of September.

Robert Friesen suggested that another way to get people involved is to invite the San Diego Housing Commission and other housing consultant to a local workshop to discuss their experience with gap analysis and the results of their effort. He felt this might provide the impetus for the decision makers as well as professionals in the field of housing to get interested and get involved.

Nick Yovino said the major draw-back of housing planning today is that there is not much coordination between local governments. Housing, like water and air quality, is becoming more of a regional issue. He said the more we can do to foster better regional housing planning, the better it would be.

Robert Strachan indicated that inviting participation from the City of Madera may be administratively difficult and to large a step to take. Lois Johnson pointed out that there are other possible participants, including the Council of Fresno County Governments and various smaller cities. Roby Strachan continued to say that he is concerned that this process may not result in the production of a viable document for the City and the County of Fresno because it may get too cumbersome to deal with the housing needs of a Multi-County area within the state.

Andrea Griffith said that we may need to invite people from the Department of Housing and Urban Development to attend and participate in a workshop since they have a better understanding of the CHAS requirement.

Nick Yovino stated that one of the benefit of a County-wide Gap Analysis is that it could determine whether or not the City is bearing a disproportionate amount of responsibility and whether or not it should be.

Victor McLane said that the Air Resources Board should also be involved in this planning effort because excess travel results in improper housing distribution that will have an adverse effect on the air quality.

Robert Friesen said that the issue is not just the allocation of federal and state resources, the issue is also how we as a community are going to tax ourselves equitably and get the most out of our tax dollars.

Brian Seager asked for a Gap Analysis cost estimate. Robert Friesen referenced an estimate which had been provided earlier by a planning consultant which totalled approximately \$15,000 for a County-wide Gap Analysis.

Mr. Friesen reported that the Consultant's estimate of the Cost for consensus building is less than \$10,000 and for a Nexus Study is \$30,000. He also said that the Association of Bay Area Governments (ABAG) has published a book providing detailed information about all the funding and subsidy programs which can provide some of the information needed for the studies.

Roby Strachan stated that he is concerned that the policy statement related to the Nexus Study only includes references to fees and taxes as resources to close the affordability gap, and it doesn't address alternatives. Robert Friesen suggested that procedural reform should also be looked at. Nick Yovino suggested that the description of the Nexus study be modified to include revenues and alternative enhancements instead of fees/taxes.

Discussion ensued relating the cost of completing Phase II as outlined in the draft policy. Nick Yovino suggested that it would be best to complete Phase I for \$15,000 and include a statement to indicate that the scope of Phase II and its cost will depend on the outcome of the Gap Analysis in Phase I. This suggestion was generally agreed to by the committee.

Bob Friesen recommended that the City purchase a laser disc reader to facilitate easier analysis of census data and its cross tabulation for the study.

The Committee then proceeded to discuss information relating to assessment districts. Consultant Guerra said that in the draft policy section of the Element, information on assessment districts is basically a summary of more extensive information that can be contained in the Housing Element, narrative but that there is no additional information at this time. More information is available from the Public Works Department. The desired information may be added to the text.

The Committee continued to review the FCMA water resources and management data collected by the consultant from the Public Works Department. Roby Strachan noted that the data appeared to be wrong because it indicated a negative pumping capacity of 12 billion gallons per year.

Nick Yovino pointed out that one reason for the negative capacity is that even though the FCMA population is used in the analysis, only the City of Fresno water production was included on the table. The water production figures from the City of Clovis and a number of Water districts/companies were not available. Lois Johnson said staff and the Consultant should meet with Public Works Department to clarify information, and that the table heading may need some revision.

Chairperson Roby Strachan then announced it was time to continue the review of draft Goals and Policies, beginning with Policy 13 on page VI-19.

Policy 13

Consultant Guerra stated most of the policy statements were taken verbatim from the old Housing Element with current information inserted in bold-faced letters or numbers in appropriate places.

First Program: Housing Assistance Plan

Updated information was presented by the Consultant and accepted by the Committee.

Second Program: Site Identification

The Consultant reviewed the program as presented in the draft report. Upon questioning from Lois Johnson, Robert Friesen stated that at the present time it would be easy to identify potential sites for subsidized housing and to map these sites with the help of computer. Therefore, the old policy reference can be deleted. However, one concern of his is that affordable housing should be available homogeneously across the community and that those areas already overburdened with subsidized housing not be allocated a disproportionate share. Some models should be used to help distribute subsidized affordable housing equitably across the metropolitan area.

Third Program: General Plan

Consultant Guerra reviewed this program and indicated that it remains the same as the old document with the exception of Policy 10 which has been included at this time.

Robert Friesen questioned whether or not an affordable housing allocation plan should be included in the new general plan update and stated that incentives such as priority in entitlement processing may be used to achieve the goal.

Policy 14

First Program: Counseling/Displacement and Relocation.

Consultant Guerra briefly reviewed the program. Roby Strachan indicated that the City should encourage and provide incentives for people to relocate near the same area from which they are being displaced. It was noted that the Downtown has only a limited amount of housing [and therefore, can appear to be deserted and unsafe at night]. He said replacement housing in the proximity should be built and available prior to any demolition in the downtown area. This policy should also include land clearance for school sites and/or freeway construction.

Second Program: Uniform Relocation Act

Consultant Guerra indicated that this program had already been discussed together with the first program.

Third Program: City-wide Relocation Plan

Consultant Guerra briefly reviewed this program and stated that the relocation planning efforts are on-going.

Roselyn Clark stated that housing from a noise impacted area near the airport on Shields Avenue is being relocated because of the proximity to the airport. About eleven homes are being removed. She also mentioned that there is a SMART program which will be initiated next year to retrofit homes within the noise impacted 65 CNEL area.

Policy 15

First Program: Citizen Participation

Consultant Guerra briefly reviewed the program and noted that the Citizen Advisory Commission was eliminated for this fiscal year because of budget constraints. Nick Yovino suggested that other new and existing Citizens' advisory groups should be referenced, and that the document should also acknowledge that the Citizen Advisory Commission has been eliminated.

Second Program: Council of Governments

Consultant Guerra reviewed the program statement and noted updated information. There were no further changes recommended.

Third Program: Agency Staff Coordination

Consultant Guerra reviewed the third program which was determined to be acceptable for inclusion in the revised document.

Fourth Program: CSUF Resources

Consultant Guerra reviewed the updated information. Discussion ensued relating to the limited response to the CSUF Housing survey and the need to encourage all apartment owners to support future university efforts to study housing issues and trends.

Fifth Program: Other Resources

Roby Strachan indicated that the two non-profit housing corporations run by the City of Fresno and the Housing Authority should probably be added to this program. The purpose of these housing corporations is to promote or construct single family housing in areas by passed by developers As these agencies gain experience, the range of programs may be expanded.

Policy 16

First Program: Complaint Referral

Consultant Guerra reviewed the program and updated information. The Committee found the language to be acceptable.

Second Program: Support of Current Law

No update information was provided. It was suggested that the statement be re-written to show support of the Community Housing Leadership Board efforts in the enforcement of Housing regulations and laws.

Third Program: San Joaquin Community Housing Leadership Board.

It was suggested that reference to the San Joaquin Community Housing Leadership Board be changed to Community Housing Leadership Board of Fresno and Madera since the Board now serves Fresno and Madera, not the entire San Joaquin Valley.

Policy 17

First Program: Environmental Review

Second Program: Designation of Noise Impact Areas.
Consultant Guerra briefly reviewed these programs and noted updated information. Roby Strachan expressed concern that houses are being built on the west side of Van Ness facing Herndon Avenue in a noise impacted area. Mr. Yovino indicated that the EA overlay setback requirements in the City Code will be used to mitigate the potential noise impact.

Third Program: Noise Mitigation Measures in Project Design.
Consultant Guerra reviewed program and updated information which was deemed to be acceptable for inclusion in the new Element.

Fourth Program: Revision of the Noise Control Ordinance.
Consultant Guerra indicated that revision has been completed.

Policy 18

First Program: Energy Element and Development Standards.
Consultant Guerra indicated that provisions of this documents continue to be administered by the City.

Second Program: Energy Conservation and Rehabilitation.
Consultant Guerra reviewed the program statement and updated information, Andrea Griffith indicated that she would like to see the development of construction standards for efficient energy usage. For instance, she cited that hot water heaters should be located close to the water faucet instead of one hundred feet away. Roby Strachan suggested a requirement to recirculate unused hot water back to the water tank. He believes that this requirement would save a lot of water. Victor McLane suggested that the committee look into those instantaneous small water heaters that Europeans use. Roby Strachan asked that a recommendation be included in the document for the City building officials and the Building Industry Association to consider the feasibility of establishing some energy efficiency standards. Andrea Griffith suggested that some performance standards be established to provide guidance to the industry and then the building industry can develop implementation measures.

Policy 19

First Program: Urban Growth Management (UGM)
Consultant Guerra reviewed the UGM program and updated information. Roby Strachan stated that the UGM process has caused higher increases in housing cost than any other variable because it tends to reduce the amount of developable land.

Roby Strachan indicated that he had received a letter from Richard Erganian alleging that the Redevelopment Agency misused tax increment revenue trust fund money for uses other than affordable housing. He asked that staff make copies of the said letter for members of the committee and requested that Robert Friesen discuss the issue with the Board of the Housing Authority and respond to the allegation at the next meeting. Nick Yovino stated that he would also invite Dennis Gaab, Director of the Economic Resources Department, to attend the next meeting.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sunchi Koo", with a stylized flourish at the end.

Sunchi Koo
Planner III

SK:flh
PLN407/+828

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
AGENDA
SEPTEMBER 12, 1991
5:30 p.m.

- I. Rollcall
- II. Distribution of Materials
- III. Consideration of the Minutes, August 29, 1991
- IV. Consideration of the Preparation of a Comprehensive Housing Affordability Strategy (CHAS) for the Fresno Region
 - 1. Report of the City Council's action on the City's Draft CHAS--George Aguilar/Bruce Baker
 - 2. Discussion on Proposal for a Regional Affordability Gap Analysis and a Regional CHAS
- V. Consultant Report
 - 1. Clarification of Information Relating to Water Resource and Management
- VI. Discussion on a Complaint submitted by Richard Erganian Relating to misuse of Tax Increment Revenue
- VII. Consideration of Subsequent Agenda Topics
- VIII. Other Business
- IX. Citizens' Comments
- X. Adjournment

LJ:flh
PLN407/+842

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF SEPTEMBER 12, 1991

The eighth meeting of the Housing Element Citizen's Advisory Committee was called to order at 5:30 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Chairperson Strachan, Victor McLane, Robert Friesen, Roselyn Clark, Brian T. Seager, and George Marcus III.

Also in attendance were Consultant Hector Guerra, representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson, and Sunchi Koo. Those absent included Frank Rodriguez, Jackie Holmes, Eddie Mae Lomack, Laura Horsford, Rosa Mata, Janet Phelps Samuelian, Bill Sparks, Andrea Griffith, and Eddie Mae Lomack. Dennis Gaab, Director of Economic Resources Department, and his staff, George Aguilar and Bruce Baker, also attended at the invitation of the Committee.

Noting a number of committee members were absent, Chairperson Roby Strachan asked staff or the consultant to review attendance records relative to provisions of the By-Laws. Robert Friesen read Section 5a to the Committee at the request of the Chair which states that a member shall automatically be terminated as a member of the Committee if he/she has three unexcused absences, and that if a member must be absent, he/she shall notify Fresno City staff.

Lois Johnson indicated that distributed materials included a flier for "The Who's Who's Who in Housing Workshop" sponsored by the Community Housing Leadership Board and the League of Women Voters. Also included were minutes for the Committee's August 29, 1991 meeting, a letter from Richard Erganian dated August 24, 1991, alleging the mis-use of tax increment revenue trust fund monies for other than affordable housing and a newspaper clipping relating to a letter to the editor by Kenneth W. Hohmann on the same issue.

Minutes of August 29, 1991 were reviewed and approved with one correction, indicating Roselyn Clark was present at that meeting.

Roby Strachan announced that it was time to consider the City of Fresno's draft Comprehensive Housing Affordability Strategy (CHAS) and introduced George Aguilar, Deputy Director of the City Economic Resources Department. Roby Strachan indicated that he had read the draft CHAS and that he was concerned that the information was based on 1980 data. Also, he questioned how the ratios used in the report were determined.

George Aguilar gave a brief presentation relating to the City's effort in the preparation of CHAS, indicating that the draft CHAS is an interim CHAS which follows rules set down by HUD, that it outlines the City's strategy for the provision of affordable housing in accordance with federal and state guidelines to ensure that the flow of federal and state money will not be interrupted. He acknowledged that the draft CHAS relied substantially on data contained in the Housing Assistance Program (HAP) and the 1985 Housing Element. He concluded his presentation and indicated that the City is looking forward in the next couple of years, when the 1990 census data is available, to having much wider community input in the update of the CHAS.

Responding to a question from Roselyn Clark, George Aguilar indicated that the CHAS serves as a document enabling the City and other agencies to apply for HUD funds. He said that the State also adopts the CHAS as a prerequisite for programs that require state funding. The City must certify that funding applications are not in conflict with the adopted CHAS. He further indicated that there are funding cycles during the year when the window of funding opportunity is open and that the City would be notified of funding availability. The City, having a population of above 500,000 people, is an entitlement city and is entitled, by formula, to a certain allocation of funds.

In response to a question from Roselyn Clark, George Aguilar acknowledged that the target area was based from 1980 census information and that information did not include a large number of southeast Asian families which has settled in the Fresno area since in the 1980's. He indicated that the City's target area includes the area south of Ashlan and west of Chestnut Avenue as well as a few northern areas like Highway City and Pinedale.

Robert Friesen stated that he felt targeting makes sense for rehabilitation. However, it may not be appropriate for new construction. He said that in the Woodward park area and the area west of Freeway 99, low income office and warehouse workers may need housing and that there should be a balance between jobs and housing. He then asked how to decide whether or not an area is beyond rehabilitation and when redevelopment is necessary.

George Aguilar responded that when the cost to rehabilitate an area exceeds 50 to 75 percent of replacement cost, then it would be more feasible for redevelopment. He said that redevelopment usually involves the conversion of a residential area to other types of uses.

Robert Friesen states that the Roosevelt Community Plan recommends a land use density that would facilitate mass transit. He questioned whether or not rehabilitation in these strategic areas might impede redevelopment into higher density uses and asked when it would be appropriate to assemble land for higher density redevelopment.

George Aguilar stated that it is a matter of planning and also a value judgment. He also indicated that new construction is now an eligible activity under the Home program. However, Bruce Baker further elaborated that new construction will require HUD's approval process and currently, HUD has determined that Fresno does not need subsidized new construction.

Richard Erganian, a citizen attending the meeting, asked whether or not the Planning Department can work to assist renters to become homeowners. He noted that homeowners contribute to the stability of an area whereas renters tend to upset the stability of a neighborhood. George Aguilar stated that he is hopeful that the Home program would have rules to allow for homeownership assistance. He continued to indicated that the City will be exploring the rehab program changes and doing more targeted neighborhood rehabilitation. He said that a code enforcement program will supplement rehabilitation efforts now serving individual families.

The Committee proceeded to review the City's draft CHAS and questioned the statistics in the report. George Aguilar and Bruce Baker responded accordingly.

Roby Strachan asked George Aguilar and Bruce Baker what they would like to see in the Housing Element Update. George Aguilar responded that it should focus on neighborhoods in a comprehensive way, including all its physical needs such as urban infrastructure, code enforcement and rehabilitation. He stated that he has developed a level of administration in the Housing Division that is capable of doing these kinds of jobs. However, he believes that there is a need for programming and coordination that would link more closely the Economic Resources Department with the Public Works Department, and the Development Department.

In response to a question by Robert Friesen relating to the use of the Redevelopment twenty percent housing set aside money for 16 houses to be built by NOAH, a City sponsored non-profit corporation, George Aguilar stated that the funds will be used to make second deeds of trust at terms like zero percent interest and to structure payments that will be affordable. The mortgage amount is about 30,000 per house. He also reported that the land has been assembled and prepared, and will be sold to the developer for one dollar. The cost of public improvements will increase lot cost to approximately \$10,000 per lot.

Robert Friesen suggested that the City needs to leverage the set aside money in a manner like what is done with Section 235 money to make these limited funds go further. He said that the Housing Authority uses lease purchase agreements and provides some Section 8 subsidy. He also noted that the community needs to take advantage of the available tax credits.

Richard Erganian noted that the CHAS shows only a portion of the 20 percent set aside money as being available for affordable housing and asked for an explanation. George Aguilar responded that the amount shown in the CHAS is the amount of the proposal which has been approved by the Redevelopment Agency. Future allocations will be added by the agency as new project proposals are submitted by NOAH and other interested parties. Richard Erganian suggested the CHAS should show the remainder as reserve.

Roselyn asked which agency administrates the money for the homeless. George Aguilar responded that the City does. The City has received an annual average of \$100,000 for housing for the homeless and it is likely that the same amount will be available in the future.

Roby Strachan stated that he would like to see data on the number of housing units to be assisted and the amount of rent subsidies actually provided last year.

Discussions continued on the needs for emergency housing. It was indicated that Request for Proposal (RFP) for Emergency Shelter Grant (ESG) funds was sent to 30 agencies, six of which responded. George Aguilar discussed why the City may not serve Fresno's homeless and elaborated on issues of migrants living in the EOC homeless shelter and issues relating to the screening of applicants. He said that the heart of the issue is to identify the magnitude of the problem, that many homeless families are staying with relatives and that the most visible ones are single transient men.

Roby Strachan asked if it is possible to reduce housing costs by reducing permit processing fees. George Aguilar responded that he has mixed feeling about this proposal. As a representative of NOAH, he said that he likes to lower the costs of housing production. However, as a City official who is aware of the budget problems, he said that he feels the fees are necessary for the services provided. Roby Strachan suggested that the fee structure may be adjusted by increasing fees for parcels over 5 acres and reducing fees for smaller parcels.

Robert Friesen stated that it may be better to subsidize fees from the Home and Hope programs because fee schedules on a sliding scale can be difficult to administer. George Aguilar said that Seattle has a program offering housing credits and density transfers as incentives. However, such a program is difficult to administer.

Richard Erganian suggested that quarterly processing of all lot splits at one time could reduce processing costs and fees.

Nick Yovino stated that the City already reduced fees for rezonings when they are processed together with a plan amendment application. He further stated that it is possible to include a policy statement to consider reducing fees as they relate to older areas of the City. Roby Strachan suggested that possible new policies be put on the Committee's next agenda.

Discussion continued on the issue of the affordable housing gap analysis and whether a regional approach should be used in the preparation of CHAS.

Roby Strachan explained that the Gap analysis will attempt to maintain a balance between jobs and housing. This analysis will determine whether or not affordable housing demand will be met by the free market. If the market alone will not be able to meet this demand, then the Gap analysis will determine what is needed to assure the availability of affordable housing. He suggested that one of the means would be to require industries to pay a fee to help reduce the housing costs of their employees to a reasonable level.

George Aguilar responded that he believes the real issue is income level. He said if people are making a decent income, the market for slum housing would be eliminated. Roby Strachan stated that communities in the larger valley region are so inter-tied that the affordability gap analysis should be looked at from a broader perspective.

At this time, the Chairperson announced that it was time to consider the allegation of misuse of tax increment revenue for the Housing Authority's purchase of the McCormick Barstow Building. Dennis Gaab, Director of the Economic Resources Department, gave a brief review of the project history, indicating the 20 percent housing set aside money is not going to be used for acquisition. He said that the Redevelopment Agency has agreed to allocate a sum of money for the overall project. He further stated that the Civic Center Square project would cost approximately 20 million dollars, only 5 million in public funds will be used. He said the use of the housing set aside money by the Housing Authority will be spelled out in an agreement yet to be formulated. California Community Redevelopment Law specifies the permitted uses of the housing set aside money and the Housing Authority will be required to expend the funds consistent with provisions of the applicable statutes.

Dennis Gaab further stated that there is a misconception of what the funds can be used for. He indicated that in addition to housing production, street widening such as at California Avenue, where the work was a part of a housing project, is an appropriate use. He then distributed a report entitled "Affordable Housing Requirements under the Community Redevelopment Law-Cases and Principles", and gave a brief review of the report. He further emphasized a section of the report which stated that the legislature has recognized that a portion of the Housing Fund may be spent for the planning and administration of an agency's low and moderate income housing program. However, the report also stressed that any such expenditures should not be disproportionate to the amount that an agency spends for actual housing production and improvement. In addition, agencies are required to make an annual finding that these expenses are necessary for production, improvement or preservation of low and moderate income housing.

Dennis Gaab continued to state that the City has for some time used some housing funds for administrative and planning purposes. He said there is a need to complete negotiation to retire the bond which will offset costs to make the project feasible. He indicated that a mortgage loan from commercial sources will be used to underwrite the purchase of the building, not housing set aside funds.

There was a general discussion relating to the amount and the use of the 20 percent set aside housing funds as well as whether or not NOAH was the sole recipient of these funds. Roby Strachan clarified that as the treasurer of NOAH, he knew that NOAH has to apply to the Redevelopment agency for that money just like other agencies and organizations. Richard Erganian stated that a certain amount of housing funds have been directly linked to the prepayment penalty according to a memorandum from Dennis Gaab.

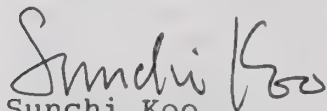
At the suggestion of Chairperson Roby Strachan, the next meeting was rescheduled to Monday, September 30, 1991, or the following Thursday, October 3, 1991. Staff was directed to contact all committee members to notify them of the specifics of the next meeting and to request that copies of the revised draft Housing Element be given to the Committee members 4 to 5 days prior to the meeting to allow time for committee member's review.

Robert Friesen stated that the Committee still needs to discuss new housing programs including the use of tax credits, the Home program, Hope program and the implementation of the CHAS. He said where granting higher zoning results in increased property value, the Community should be compensated. Roby Strachan stated that higher and more intensive zoning does not always result in higher value for the property.

Robert Friesen submitted a document published by the Bay Area Association of Governments (ABAG) which summarized potential housing programs. He requested that the Consultant go through the list to determine which housing programs may be applicable in Fresno.

There being no further business, the meeting was adjourned at 8:15 p.m.

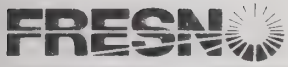
Respectfully submitted,



Sunchi Koo
Planner III

SK:flh
PLN407/+870

City of



City Hall • 209-498-1591 • FAX 498-4385
Fresno, California 93721-1899

Development Department

Alvin P. Solis, AICP
Director

September 27, 1991

Please reply to:
Lois Johnson
209 498-1361

Dear Housing Element Committee Members:

The Committee will meet on Monday, September 30, 1991 at 5:30 p.m. in the Housing Authority Conference Room, 1833 E Street, Fresno, California to give final review comments on the attached draft Housing Element.

A roll call vote will be a part of the final approval process.

Please make every effort to attend the meeting and to read the Element contents prior to meeting time.

Sincerely,

Lois Johnson
Supervising Planner

flh:PLN407/+868

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
AGENDA

September, 30, 1991
5:30 P.M.

- I. Roll call
- II. Distribution of Materials
- III. Consideration of the Minutes, September 12, 1991
- IV. Report on Attendance Record--Request by Chairperson
Roby Strachan
- V. Consultant Report on Potential Applicable Housing Programs
included in an Association of Bay Area Governments (ABAG)
Publication.
- VI. Review of the Revised Draft Housing Element
- VII. Discussion of Potential New Housing Policies and Programs
 - 1. Reduced permit processing fees as incentives for
affordable housing.
 - 2. Adjusted fee structure providing reduced fees for smaller
parcels and increased fees for larger parcels
 - 3. Reduced fees for housing development in older area.
 - 4. Others
- VIII. Consideration of Subsequent Agenda Topics
- IX. Other Business
- X. Citizens' Comments
- XI. Adjournment

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF SEPTEMBER 30, 1991

The ninth meeting of the Housing Element Citizen's Advisory Committee was called to order at 5:40 p.m. by Chairperson Roby Strachan.

A sign-up sheet was circulated. Committee members present included Chairperson Roby Strachan, Andrea Griffith, Rosa Mata, Janet Phelps Samuelian, Victor McLane, Robert Friesen, Brian T. Seager, and George Marcus III. Excused absences included Roselyn Clark, and Bill Sparks. Other members absent were Laura Horsford, and Eddie Mae Lomack.

Also in attendance were City staff members Nick Yovino and Lois Johnson. Staff member Sunchi Koo attended late in the meeting, because of a schedule conflict.

Consultant Georgiena Vivian was absent. Consequently, the consultant's report on the Association of Bay Area Governments (ABAG) publication relating to housing programs was continued to the next meeting which was scheduled for October 3, 1991. The report on committee member attendance was also continued to the October 3, 1991 meeting because staff member Sunchi Koo who compiled the information was not yet in attendance.

Jackie Holmes indicated that she had not yet read the revised draft Housing Element and that she would like to have more time so she could provide better input.

The committee then proceeded to consider the revised document. Robert Friesen questioned data contained on page II-2, expressed concern that low and moderate income housing needs are hard to separate from total construction needs. He also asked if all units subtracted out are for the low and moderate income population.

Roby Strachan stated that he also had some questions about inconsistency between regional analysis of housing needs and the Block Grant Housing Assistance Plan (HAP) analysis of housing needs on Page II-39. He also suggested that on page I-2, there should be a statement relating to the need for the participation of profit organizations, with the City of Fresno serving as a catalyst.

Robert Friesen asked about the list of programs with the number of units to be produced over the planning period of the Housing Element. Staff member Lois Johnson responded that it is included in the Program Chapter and in the CHAS goals, in the appendix. She further indicated that the executive summary would restate these goals.

Housing Element
Citizen's Advisory Committee
Page 2
Minutes of September 30, 1991

Robert Friesen stated that the CHAS had not adequately covered all Housing Authority activity, nor had it included tax credit programs. Also it does not specify the total amount of the twenty percent tax increment set aside funds for housing programs. He feels that all funds should be specified, even though they are not yet allocated.

Robert Friesen stated that the tables ought to be examined closely and he cited tables where the headings may be incomplete. Also, there is no indication whether the County of Fresno information includes only the balance of the county area, excluding Fresno City, or whether it includes the entire County. He also pointed out that on Table II-11, which shows population in terms of employment, has the identical number as Table II-12, which shows dollar amount of wages. He stated that if it were correct, then, every person shown on Table II-11 would make a dollar a year. Nick Yovino suggested that Table II-12 may not be necessary. Victor McLane stated that there are some problems of tense as well. Discussion continued on how the document can be reduced to a more concise document. Lois Johnson stated that Consultant Georgiena Vivian will prepare an executive summary, which will provide a short and concise statement of the elements content.

Lois Johnson explained that most of the information included in the document is mandated by state guidelines and that the table of contents can be used to understand the document organization.

Janet Phelp Samuelian stated that the information in the document relating to transitional housing and the number of beds available is not accurate. Upon question, she stated the information in the social element is more accurate. Lois Johnson stated that related information in the social element can be incorporated. Nick Yovino stated that the social element will be initiated by the Council the same time as the Housing Element to afford maximum coordination.

Janet Phelp Samuelian also suggested that some discussion of "habitable safe housing" should be included in the housing element. She said that safe housing not only requires safe housing structures, but also safe neighborhoods with good police and fire protection. She felt that these are very important issues in determining where emergency housing should best be located. There was a general consensus of the Committee that the section needed some revision and additional information. It was also suggested that emergency housing for youth should be discussed.

Housing Element
Citizen's Advisory Committee
Page 3
Minutes of September 30, 1991

Chairperson Roby Strachan indicated that he would be out-of-town for the next couple of weeks and that Brian Seager would take over chairing the Committee while he is absent. Committee members suggested another meeting to allow more time for the review of the revised draft housing element. Subsequently, the Committee decided to meet on October 3, 1991 if Consultant Georgiena Vivian could be available. Nick Yovino said Committee members need to recheck the goals, policies and programs prior to the October 3 meeting.

Robert Friesen said that he felt policy on closing the affordable housing gap is not at all like what the Committee discussed and that it does not show commitment to other steps which need to follow the analysis. He said that it is necessary to reference subsequent phases that need to be done.


Robert Friesen further said that there is a need to address how the local community is going to provide affordable housing without state and federal funds, and he asked where that has been done in the Element.

Roby Strachan said that the Committee needs to consider a number of recommendations rather than only to impose fees on new business and the Community should allow each of these recommendations to stand on its own merit and viability. It was also suggested that there ought to be some discussion of the difference between the working poor and new unemployed immigrants.

Staff person Lois Johnson announced that Committee member Laura Horsford had resigned from the Committee because of personal reasons.

The next meeting was set for October 3, 1991. There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,


Sunchi Koo
Planner III

SK:flh
PLN407/+890

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
AGENDA

October 3, 1991
5:30 P.M.

- I. Roll call
- II. Distribution of Materials
- III. Report on Attendance Record--Request by Chairperson
Roby Strachan
- IV. Consultant Report on Potential Applicable Housing Programs
included in an Association of Bay Area Governments (ABAG)
Publication.
- V. Review of the Revised Draft Housing Element
- VI. Discussion of Potential New Housing Policies and Programs
 - 1. Reduced permit processing fees as incentives for
affordable housing.
 - 2. Adjusted fee structure providing reduced fees for smaller
parcels and increased fees for larger parcels
 - 3. Reduced fees for housing development in older area.
 - 4. Others
- VII. Consideration of Subsequent Agenda Topics
- VIII. Other Business
- IX. Citizens' Comments
- X. Adjournment

SK:flh
PLN407/+876

HOUSING ELEMENT CITIZENS' ADVISORY COMMITTEE ATTENDANCE RECORD

	JUNE 27, 91 1	JULY 7, 91 2	JULY 24, 91 3	AUG 1, 91 4	AUG 8, 91 5	AUG 13, 91 6	AUG 29, 91 7	SEPT. 12, 91 8	SEPT. 30, 91 9	MEETINGS ABSENT
Ralph J. Strachan	X	X	X	X	X	A	X	X	X	1
Brian Seager	X	A	X	X	A	A	X	X	X	3
Victor McLane	E	A	X	X	X	A	X	X	X	2
Janet Phelps Samuelian	E	A	X	X	X	A	X	E	X	2
Andrea Griffith	X	X	A	X	X	A	X	A	X	3
George Marcus III	X	X	A	X	A	A	A	X	X	4
Bill Sparks	E	X	X	X	X	X	X	E	E	0
Jackie Holmes	X	A	X	A	A	A	A	A	X	6
Robert Friesen	X	X	X	X	X	X	X	X	X	0
Laura Horsford	X	X	X	E	X	X	A	A	A	3
Roselyn Clark	X	X	X	E	A	X	X	X	E	1
Eddie Mae Lomeck	X	A	E	X	X	A	A	A	A	5
FRANK RODRIGUEZ		A	X	A	A	A	A	A	A	7
ROSA MATA							A	A	X	2

X = PRESENT

A = ABSENT

E = EXCLUDED ABSENT

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
AGENDA

October 3, 1991
5:30 P.M.

- I. Roll call
- II. Distribution of Materials
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Roby Strachan
- IV. Consultant Report on Potential Applicable Housing Programs
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 - 4. Others
- VII. Consideration of Subsequent Agenda Topics
- VIII. Other Business
- IX. Citizens' Comments
- X. Adjournment

SK:flh
PLN407/+876

HOUSING ELEMENT CITIZENS' ADVISORY COMMITTEE ATTENDANCE RECORD

	JUNE 27, 91 1	JULY 7, 91 2	JULY 24, 91 3	AUG 1, 91 4	AUG 8, 91 5	AUG 13, 91 6	AUG 29, 91 7	SEPT. 12, 91 8	SEPT. 30, 91 9	MEETINGS ABSENT
Ralph J. Strachan	X	X	X	X	X	A	X	X	X	1
Brian Seager	X	A	X	X	A	A	X	X	X	3
Victor McLane	E	A	X	X	X	A	X	X	X	2
Janet Phelps Samuelian	E	A	X	X	X	A	X	E	X	2
Andrea Griffith	X	X	A	X	X	A	X	A	X	3
George Marcus III	X	X	A	X	A	A	A	X	X	4
Bill Sparks	E	X	X	X	X	X	X	E	E	0
Jackie Holmes	X	A	X	A	A	A	A	A	X	6
Robert Friesen	X	X	X	X	X	X	X	X	X	0
Laura Horsford	X	X	X	E	X	X	A	A	A	3
Roselyn Clark	X	X	X	E	A	X	X	X	E	1
Eddie Mae Lomack	X	A	E	X	X	A	A	A	A	5
FRANK RODRIGUEZ		A	X	A	A	A	A	A	A	7
ROSA MATA							A	A	X	2

X = PRESENT

A = ABSENT

E = EXCLUDED ABSENT

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF OCTOBER 3, 1991

The tenth meeting of the Housing Element Citizens' Advisory Committee was called to order at 5:30 p.m. by Vice Chairperson Brian Seager.

A sign-up sheet was circulated. Committee members present included Vice Chairperson Brian T. Seager, Robert Friesen, Jackie Holmes, Andrea Griffith, Victor McLane, and Rosa Mata.

Also in attendance were Consultants Hector Guerra and Georgiena Vivian, representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson and Sunchi Koo. Those absent included Roby Strachan, Janet Phelps Samuelian, George Marcus III, Bill Sparks, Laura Horsford, Roselyn Clark, Eddie Mae Lomack and Frank Rodriguez.

Consultant Georgiena Vivian gave a brief report on the review of a publication from the Association of Bay Area Governments (ABAG) and some of the programs described in the publication which may be applicable to the Fresno area. These programs included the identification of surplus land, land banking, the utilization of air rights, the financing of new construction through tax exempted bonds and Community Development Block Grant funds. Other applicable programs may also include housing rehabilitation programs, renter assistance, elderly matching and transfer taxes. It was noted that the imposition of parcel/hotel taxes, etc. requires a two-thirds vote. It was also pointed out that in the City of Fremont, fee waivers are linked to density bonuses.

Robert Friesen indicated that there are two additional CHFA projects in the City. They are located at Shields Avenue and Freeway 99 and at Sierra Avenue at Freeway 41. He further indicated that tax-exempted bonds may not be an incentive for the financing of affordable housing now, because the prevailing interest rate is relatively low. This may continue to be the case as long as other easily accessible capital is available.

Robert Friesen continued to state that another possible housing program may include mortgage credit certificates which allow the deduction of payments directly from taxes due. He said that the program must have a sponsor and that the Housing Authority or the City of Fresno could play that role. This program might also relax underwriting on loan applications. He indicated that housing costs are not just limited to mortgage payments. Home maintenance is also part of the housing cost. Therefore, he felt that some assistance in the form home maintenance counseling may be necessary.

Nick Yovino stated that the City Economic Resources Department could conduct a feasibility study on a list of possible programs within a specified time. Robert Friesen suggested that the twenty percent housing set aside money might be used to hire a staff person to do the study.

Brian Seager asked if there is a way that the Committee can be assured that some of these programs will be implemented. Robert Friesen stated that he felt new subsidized housing should be distributed close to areas that offer employment opportunities and that the community should work toward a jobs/housing balance.

The Committee then proceeded to discuss the proposed affordable housing gap analysis. It was suggested that there is a need to designate an agency to take the leadership role.

Robert Friesen stressed that it is necessary to define the purpose of the analysis and what can be done with the study. He stated that Bob Wilson, Executive Director of the Housing Authority is willing to go to the executive board and request funding for the affordable housing gap analysis. Nick Yovino said that the City could also take the lead on this project.

Brian Seager asked what benefit could be derived from the affordable housing gap analysis. There was a brief discussion and Robert Friesen stated that such an analysis would refocus the planning issues to economic issues and would measure the problems of affordable housing gap in terms of dollar units. Thus, the affordable housing gap can be converted to monetary gap and the result of the analysis could be used to identify program priorities.

Robert Friesen further suggested that there may be a need to establish an on-going study group to work at ways to close the gap. He said that a staff person or a consultant may be hired, using the twenty percent housing set aside fund to facilitate such a work program. He reiterated that it is important to have a board based support from all agencies and private organizations.

Jackie Holmes reported her observation of models and housing programs in other communities such as those in Columbus, Ohio. She elaborated on one housing program in historic areas in Columbus, which involved participation and cooperation among various agencies and the community. She also mentioned that in Boston, the Building Industry Association, Churches, and other non-profit organizations worked together to set up warehouses for storing of remnant building materials donated by the building industries. She said that Habitat for Humanity needs help to set up a non-profit corporation for this purpose and that shareholders of the corporation could provide volunteers to staff the operation. Jackie Holmes further stated that she thought people would be more likely to contribute if use of materials is designated for a concrete project.

Robert Friesen stated that the housing affordability gap study should encompass a larger geographic area than the City of Fresno. This may mean the cost of that study will be more than \$15,000. Jackie Holmes said that there is a need to identify a group of people and to create a list for the gap study. Brian Seager indicated that a written statement on the gap analysis should be prepared for people who will be fund raisers.

Nick Yovino stated that a policy giving more direction on the update of the General Plan will be necessary. Robert Friesen suggested that a chart with program time lines should be included in the Housing Element.

Nick Yovino stated that he would like to get the final draft Housing Element to the City Council by October 22, 1991, and asked the Committee for comments.

Victor McLane asked for clarification of terms such as HAP and CHAS. He also pointed out that in parts of the Element, tenses are incorrect and he pointed out a sentence fragment in the HAP narrative.

Andrea Griffith relayed comments from Chairperson Roby Strachan to the Committee, because he was out of town. She said Roby Strachan wished to ensure all applicable programs have implementation time lines.

Robert Friesen pointed out needs for various illustrations and elaborated thereon.

Andrea Griffith emphasized the need to have a policy relating to energy conservation, specifically centrally located water heaters.

Rosa Mata questioned the source of median income data and stated that she felt it seemed high.

Jackie Holmes said that in Policy 7, fourth program, Citizen Review of Block Grant Program Goals, there is a need to identify NOAH, the non-profit housing corporation. She also stated that Habitat for Humanity would also like to participate in the Block Grant review process.

Brian Seager commented on P. 1-2, Limits of Housing Element Programs. He said that it would be best moved to another place in the document and to de-emphasize this disclaimer.

Jackie Holmes stressed the need for more public participation, and said the way to get the word out may be to sponsor a large workshop on housing need, and to encourage participation from the Board of Realtors, Rental Housing Associations, Building Industry Association, American Institute of Architects, the Banking Industry, Churches, the Rescue Mission, and the Homeless Coalition.

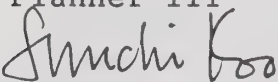
Staff person Nick Yovino indicated that public information meetings and hearings will be noticed.

Brian Seager, with the concurrence of the Committee, set the next meeting for October 9, 1991 at 5:30 p.m. Committee members were urged to attend this meeting as roll call vote may be taken on the acceptability of the draft element.

There being not further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Sunchi Koo
Planner III

A handwritten signature in cursive script that reads "Sunchi Koo".

SK:flh
PLN407/+908

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

HOMELESS PROGRAM

Annual Report

April, 1991

PROGRAM DESCRIPTION

In 1984, the Sacramento City Council and the Sacramento County Board of Supervisors designated the Sacramento Housing and Redevelopment Agency (SHRA) as the agency responsible for the development, implementation, coordination, and administration of housing and support services for the homeless in these jurisdictions. Subsequently, SHRA created the Homeless Program as a component of the Agency to fulfill the directives of its governing bodies.

The Homeless Program provides a continuum of housing programs and support services to assist willing homeless individuals and families identify, address and resolve the factors which contributed to and/or prevent the resolution of their homelessness. The program targets homeless populations including single men and women, families with children, battered women with children, the mentally ill, public inebriates, and the severely physically disabled.

Housing Services for the Homeless

In 1984, the Homeless Program consisted of only one shelter with a capacity of 70 men, no supportive services and an annual budget of \$250,000 (does not include CDBG allocations).

By 1990, the Homeless Program had expanded to include:

1. Ten (10) shelters serving 454 clients nightly and providing support services.
2. Transitional housing programs for single persons, families with children, the mentally ill and the severely physically disabled.
3. One HUD Annual Contributions Contract (ACC) funding a 20-unit Single Room Occupancy (SRO) Moderate Rehabilitation Program for the homeless and another ACC funding 40 Section 8 Housing Vouchers for the Homeless.
4. A discretionary set-aside of 80 Section 8 Certificates and Housing Vouchers by the Housing Authority for the City of Sacramento designated for use to assist the homeless.
5. Three winter overflow programs to provide 350 additional shelter spaces for homeless men, women and children and 1,550 motel vouchers for families with children during months of inclement weather which pose health and safety risks to those living outdoors.

In total, the Homeless Program budget for 1990, including administration costs and services contracts, totalled \$4.3 million (does not include CDBG allocations).

Our shelter, transitional housing, and permanent housing programs are broken down as follows:

Emergency Shelters

Program	Number of Beds
<u>Single Person Shelters</u>	
The Salvation Army Men's Lodge	80
The Salvation Army Men's Annex	60
The Salvation Army Women's Annex	20
The Salvation Army Aid-In-Kind Program	52
Volunteers of America Aid-In-Kind Program	62
South Area Emergency Housing Center	
Women's Shelter	<u>24</u>
Subtotal	298
<u>Family Shelters</u>	
South Area Emergency Housing Center	
Family Shelter	55
Women Escaping a Violent Environment	<u>24</u>
Subtotal	79
<u>Shelter for Those Under the Influence of Alcohol</u>	
Volunteers of America Public Inebriate	
Drop-In Center	<u>60</u>
Subtotal	60
<u>Shelter for the Mentally Ill</u>	
Transitional Living and Community Support	
for mentally ill men and women	<u>17</u>
Subtotal	17
TOTAL EMERGENCY SHELTER BEDS	454

Winter Overflow Programs (11/1 TO 3/31)

Program	Number of Spaces
Salvation Army Cal Expo Winter Program	180
Salvation Army Bishop Manogue Winter Program	50
Volunteers of America Winter Drop-In Center	120
TOTAL WINTER OVERFLOW SPACES	350
Traveler's Aid Motel Vouchers (October 1990 -December 1991)	1550

Transitional Living Programs

Program	Number of Spaces
Transitional Housing Program for families with children	32
Shared Housing and Resources Empowerment (SHARE) Program for single men and women	70
Independent Living Readiness Pilot Program ("Readiness") for single men	50
Resources for Independent Living, Inc. Transitional Living Center for severely physically disabled	6
Transitional Living and Community Support for the mentally ill	<u>43</u>
TOTAL TRANSITIONAL HOUSING SPACES	201

Permanent Housing Opportunities

Program	Number of Spaces
HUD Homeless Demonstration Program Section 8 Certificates/Vouchers	40
SHRA Homeless Allocation Section 8 Certificate/Vouchers	80

TOTAL PERMANENT HOUSING OPPORTUNITIES 140**Total Maximum Number of Individuals****Housed Daily (Emergency, Transitional and Permanent)** (Not including motel vouchers)**1145****Support Services for the Homeless**

Support services to assist the homeless are crucial in ending current and preventing further episodes of homelessness. Support services offered by the Homeless Program include: a housing assistance program to the Aid-In-Kind Program, a housing assistance program for city/county-funded shelters as listed previously, alcohol and drug counseling and treatment; and case management services.

1. Housing assistance is provided to residents of the Department of Social Services (DSS) Aid-In-Kind Program (AIK). The Homeless Program provides on-site staff who: conduct a housing assessment of AIK clients referred by DSS for housing services; conduct a series of housing workshops pertaining to seeking, securing and maintaining housing, money management and tenant/landlord relationships; assist with completing applications for various SHRA housing programs; and provide a listing of low cost housing opportunities in Sacramento.
2. Housing assistance is provided to city/county-funded shelters. The Homeless Program provides on-site staff who: conduct a housing assessment of clients referred by shelter providers for housing services; assist with access to and completing applications for various SHRA housing programs; and provide a listing of low cost housing opportunities in Sacramento.
3. Alcohol/drug counseling and treatment is provided in a cooperative effort between the Homeless Program, the Sacramento County Health Department and Department of Social Services through the Sacramento County Homeless Alcohol and Other Drug Treatment Pilot Program. The program is available for residents of city/county-funded shelters, the Aid-In-Kind Program, and city/county-funded transitional housing programs. Clients wishing to participate in this program are assessed for degree and chronicity of substance abuse by DSS Master of Social Work staff using a standardized assessment instrument; referred to Homeless Program-subcontracted case management staff who assist the client in identifying and addressing the issues of his/her substance abuse and setting goals for a substance-free lifestyle; and then

referred to accredited substance abuse counselors for weekly individual and group counseling sessions. The Homeless Program provides contract administration and monitoring for the case management services of this program.

4. Case management services are offered to residents of the city/county-funded transitional housing programs. With the client, caseworkers establish goals and objectives which specifically address the causal or contributing factors to the client's homelessness. In addition, the caseworker educates the client on money management, conflict resolution, daily independent living skills and community services available to meet his/her individual needs. The Homeless Program administers and monitors the contracts for case management services for the various transitional housing programs.

NEW DEVELOPMENTS IN 1990

Four major events occurred during 1990.

First, the most significant event to affect the Homeless Program in 1990 was the reorganization of the Agency and the development of the Department of Community/Social Services. Prior to the reorganization, the Homeless Program was housed in the Community Development Department. In April 1990, the Homeless Program was divided into the Homeless Program and the Employment Services Program. All housing related activities including shelter, transitional and permanent housing, along with corresponding support services remained in the Homeless Program. The Just One Break Program (JOB) was moved to the newly developed Employment Services Program along with Operation Bootstrap and the Job Bank.

Second, the Homeless Program has participated in the Department of Social Services Aid-In-Kind Pilot Program since its inception in 1989, by providing housing assistance services to Aid-In-Kind recipients and administering the contracts for the shelter services. After a successful year of operation, in June 1990 the Board of Supervisors approved the Aid-In-Kind Program on a permanent basis.

Third, in late 1989, the Homeless Program staff developed the concept for a more structured and supportive transitional housing program for single persons. The pilot program modified the existing Shared Housing And Resources Empowerment (SHARE) Program from a scattered site concept to a centralized program in one apartment complex. The new program was entitled the Independent Living Readiness Pilot Program ("Readiness"). Staff acquired the exclusive use of an apartment complex by attrition of market tenants and housed the first Readiness participants on May 24, 1990. The program has successfully provided a smoother transition from the shelter to more independent living in SHARE or in permanent housing for clients whose lifestyle choices, if unchanged, would probably cause repetition of the cycles of homelessness. Readiness offers on-site case management services and 24 hour resident management staffing. Employment assistance, alcohol and drug counseling, and independent living skill workshops are conducted on-site. The Readiness Program fosters a sense of community with weekly group meals, meetings, and activities.

Fourth, on an annual basis, the Homeless Program administers a winter overflow program to provide additional shelter space to homeless individuals and families, and homeless public inebriates between November 1 and March 31. In 1990, this program expanded in two areas. The Homeless Program applied for and received a grant award from the State Department of Housing and Community Development to provide 1,550 nights of shelter for homeless families with children through the use of motel vouchers. However, even with the use of motel vouchers, the 1990-1991 winter program experienced an unprecedented demand for emergency shelter from women and women with children. Through a cooperative effort with public, private and non-profit agencies, the Homeless Program implemented an additional winter program site for women and children. The Catholic Diocese of Sacramento provided the use of the Bishop Manogue High School cafeteria, the Capital

Christian Center provided a cash donation of \$11,001 to fund the program and the City Fire Department and Building Inspections Department worked expeditiously to authorize the site for use as a shelter. The additional site can shelter up to 50 women and children nightly.

ACCOMPLISHMENTS IN 1990

As previously discussed in the Program Description, the Homeless Program administers an array of services to assist the homeless. They include administering and operating shelter services, transitional housing programs, and housing assistance for the Aid-In-Kind shelter program and community based organization operated shelters. The accomplishments achieved by the Homeless Program and our contracted service providers will be presented according to the above service categories.

Shelter Services

Through calendar year 1990, the various homeless shelters funded by the SHRA Homeless Program served a combined **7,569** clients. In the compilation of statistics within each program, staff have been able to eliminate duplication. However, within the number provided is the possibility of clients being served at more than one program and thus counted more than once. Staff estimate this duplication is minimal at approximately 10 to 15 percent. We are working with the County Health Department to bring on line a computer tracking system which would eliminate duplication between programs altogether.

In addition, the public inebriate drop-in center sheltered **3,832** unduplicated clients.

Please refer to Attachment A for a breakdown by shelter program of the number and characteristics of clients served.

Winter Overflow Program

For winter 1989-1990, **5,103** individuals accessed the winter overflow program and **14,432** individuals utilized the public inebriate drop-in center. This number is highly duplicative and cannot be added to the shelter services count listed above, as these individuals were waiting for and were often admitted to regular shelter programs.

Please refer to Attachment A for data regarding utilization by single persons, families with children and public inebriates.

Transitional Housing Programs

All transitional housing/living programs administered and/or operated by the Homeless Program served a total of **544** participants.

The Homeless Program directly operates two transitional living programs for homeless single individuals: the Shared Housing and Resources Empowerment (SHARE) Program and the Independent Living Readiness Pilot ("Readiness") Program. On a daily basis, the SHARE Program can serve 70 individuals while the "Readiness" Program can serve 22. The "Readiness" Program will increase its daily capacity to 58 in 1991. Participants of the

SHARE Program can remain in the program a maximum of nine months while the maximum length of stay for "Readiness" is six months. From January through December 1990, a total of 175 clients were served in the SHARE Program with 111 of that number new clients. The "Readiness" Program opened in May 1990 and a total of 38 participants were placed through December 31, 1990. See Attachment C for a breakdown of placements, terminations and characteristics of the program participants.

In addition, the Homeless Program administers transitional housing programs for the mentally ill, physically disabled and families with children.

Transitional Living and Community Support operates transitional housing for the homeless mentally ill and served 121 individuals.

Resources for Independent Living served three severely disabled clients in their transitional living center.

The Transitional Housing Program for families comprised of Lutheran Social Services, Travelers Aid, South Area Emergency Housing Center, and the SHRA Homeless Program, served 57 families with children during 1990. Those families were comprised of 78 adults and 129 children.

Permanent Housing Opportunities

The SHRA Homeless Program provides permanent housing assistance services to the shelter and transitional housing programs discussed above. Throughout the year a limited number of federally-subsidized permanent housing opportunities are offered to the clients of these programs.

In 1990, the Homeless Program processed:

97 applications for Section 8 Certificates/Vouchers;

68 applications for SHRA Family Conventional Housing;

34 applications for SHRA Elderly Conventional Housing; and

9 placements into the Section 8 Moderate Rehabilitation Project for the Homeless.

UNMET NEEDS

The Homeless Program has identified three areas of service provision which are currently underdeveloped or not yet developed. They are: a continuum of housing services for homeless families with children, homelessness prevention, and a security deposit guarantee assistance program for homeless General Assistance cash grant recipients.

Homeless families with children

Since mid-1990, service providers for homeless families with children have experienced an approximate 25 percent increase in demand for service. During 1989 and 1990, the Homeless Program implemented an intensive continuum of care for homeless single persons which includes emergency shelter, two levels of transitional housing, subsidized permanent housing, and supportive services which include case management, substance abuse treatment and mental health services. The Homeless Program desires to develop and implement a continuum of similar intensity for homeless families with children and thus expand our current services. To this end, the Homeless Program sponsored a workstudy on homeless family issues in March 1991 entitled, "Program Initiatives for Homeless Families in Sacramento". The workstudy identified client needs based on the estimated number of homeless families in Sacramento, their characteristics, current available services and service voids. A result of this workstudy and staff concentration will be a grant proposal to the U. S. Department of Housing and Urban Development for an expanded and service intensive transitional housing program, a policy and program design recommendation for the City Council and Board of Supervisors to consider and a review of funding needs and available revenue.

Homelessness Prevention

As the number of homeless increase annually, the Homeless Program realizes the need to implement a homeless prevention program for residents of this community facing loss of housing. In an effort to stem the tide of demand for shelter, the program seeks to prevent the disruption to families and their children that even a single episode of homelessness causes. The staff have reviewed several national models and recommend replicating the New Jersey model, which couples immediate and limited cash assistance to retain housing with case management services to assist with money management and the resolution of those issues that have put the family at risk of losing its housing. A staff report recommending implementation and funding for this proposal will be presented later this year.

Security Deposit Guarantee Assistance Program

The cost of securing permanent housing is often prohibitive for low - and very low-income individuals. Move-in expenses often include a security deposit, and first and last month's rent. It has been argued that General Assistance cash grant recipients have been unable to meet these costs within their grant allocation. To assist these individuals obtain permanent housing, the Homeless Program, in conjunction with the Department of Social

Services, has developed a plan for a security deposit guarantee program. The program would guarantee the cost of the security deposit to the participating landlord in the event of tenant default. In return, the tenant will agree to make monthly installments to the landlord toward the deposit cost. SHRA, in conjunction with the Department of Social Services, will present this proposal to the Board of Supervisors this summer.

1990 HOMELESS PROGRAM STATISTICS

I. NUMBER OF CLIENTS SERVED

Single-Person Shelter

Salvation Army Lodge	1,746
Salvation Army Modulares (men & women)	2,324
Salvation Army Aid-In-Kind Annex	349
South Area Emergency Housing Center (women)	592
Transitional Living and Community Support	297
Volunteers of America Residence Program	334
Subtotal	5,642

Volunteers of America Inebriate Reception Center	3,832
Subtotal	3,832

Family Shelter

South Area Emergency Housing Center (family)	1,531
St. John's Shelter for Women & Women with Children	396
Subtotal	1,927

Winter Overflow Shelter (11/1/89- 4/12/90)

Volunteers of America Winter Program	14,432
Salvation Army Winter Overflow Program	2,445
Travelers Aid Winter Program (11/90-12/90)	2,658
Subtotal	N/A

Transitional Housing Programs

Transitional Living and Community Support	121
Resources for Independent Living	3
Shared Housing and Resources Empowerment	175
Independent Living readiness Pilot Program	38
Transitional Housing Program for Families	207
Subtotal	544

Support Services

Sacramento County Homeless Alcohol and Other Drug Treatment Pilot Project	1,013
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II. NUMBER OF MEALS SERVED

Salvation Army Lodge (2/day)	56,648
Salvation Army Mens Modulares (2/day)	42,486
Salvation Army Women's Modulares (2/day)	14,162
Salvation Army Aid-In-Kind Annex (3/day)	48,969
Winter Overflow (11/1/89-4/12/90) (2/day)	55,500
Volunteers of America Residence Program (3/day)	59,743
Volunteers of America Winter Program	43,296
Volunteers of America Inebriate Reception Center	58,605
South Area Emergency Housing (family) (3/day)	45,771
South Area Emergency Housing (women) (3/day)	18,396
St. John's Shelter (2/day)	15,418
Transitional Living and Community Support (3/day)	707
Subtotal	459,701

II. COST PER PROGRAM (funding received through SHRA, not necessarily total program cost)

Salvation Army Lodge	\$ 338,116
Salvation Army Modulares (men & women)	363,000
Salvation Army Aid-In-Kind Annex	373,516
Winter Overflow (11/1/89-4/12/90)	102,460
Volunteers of America Residence Program	393,780
Volunteers of America Winter Program	23,700
Volunteers of America Inebriate Reception Center	165,000
South Area Emergency Housing Center	472,490
St. John's Shelter (Case Management Only)	25,185
Travelers Aid Winter Program (10/90-10/91)	62,533
Transitional Living and Community Support	297,375
Resources for Independent Living	82,793
Shared Housing and Resources Empowerment	288,312
Independent Living Readiness Pilot Program	143,402
Transitional Housing Program for Families	110,753
Alcohol and Drug Pilot Program	221,011

IV. COST PER PERSON PER DAY (based on funding received from SHRA-
not necessarily total program cost)

Salvation Army Lodge	\$ 11.58
Salvation Army Modulares (men & women)	12.43
Salvation Army Aid-In-Kind Annex	19.69
Winter Overflow (11/1/89-4/12/90)	
Volunteers of America Residence Program	17.40
Volunteers of America Winter Program	1.64
Volunteers of America Inebriate Reception Center	4.79
South Area Emergency Housing Center	16.39
St. John's Shelter (Case Management Only)	2.88
Travelers Aid Winter Program	9.41
Transitional Living and Community Support	15.98
Transitional Housing Program for Families (does not include apartment leases)	9.48
Resources for Independent Living	75.61
Shared Housing and Resources Empowerment	11.29
Independent Living Readiness Pilot Program	10.33
Alcohol and Drug Pilot Program	5.97

V. 1990 UTILIZATION RATE

Salvation Army Lodge	97%
Salvation Army Modulares (men & women)	97%
Salvation Army Aid-In-Kind Annex	86%
Salvation Army Winter Overflow	100%
Volunteers of America Residence Program	88%
Volunteers of America Winter Program	100%
Volunteers of America Inebriate Reception Center	96%
South Area Emergency Housing Center (family)	76%
South Area Emergency Housing Center (women)	70%
St. John's Shelter	88%

TRANSITIONAL LIVING AND COMMUNITY SUPPORT (T.L.C.S.)

Information Sheet

7 Actual Residential Facilities
2 Support Facilities

Transitional Living and Community Support, Inc., a private, non-profit social rehabilitation agency in Sacramento County offering advocacy services and expanded living opportunities for people with a psychiatric disability.

TRANSITIONAL AND LONGER TERM SERVICES

Community Living Program (CLP) - Two houses in the Rosemont-Rancho Cordova area. Each house is a place where staff and residents participate in creating cooperative life together. The counselor assists residents in developing living skills and meeting the demands of group living. Community Living Program is for those who want and need a supportive community in which to develop self esteem and living skills needed for independence.

Downtown Cooperatives (Co-ops) - The Downtown Cooperatives consist of affordable housing wherein individuals live cooperatively to help reduce the stresses of living independently. Menu planning and cooking, house and grounds maintenance, as well as problem-solving and decision-making by all Cooperative members creates the success of this component of TLCS services. This program is for those who would like a supportive community in which to live.

Community Support Services (CSS) - For clients living in the community who are in need of program support services. TLCS staff provide assistance in developing living skills and referral to other services. Community Support Services (CSS) is for those who need and want minimal but ongoing support in order to live well in the community.

located at Administrative Facility

Young Adult Program (YAP) - A program similar to CSS, but designed for young adults aged 18-24 who live in the community and who are in need of support services. The YAP counselor maintains regular contact with clients and works with them in developing community living skills, including managing crisis. YAP is for those young adults who need and want independent living skills training and transitional support in order to be able to care for themselves in the community.

located at Administrative Facility

INFORMATION GROUP

There is an information group meeting at 1631 P Street every Wednesday at 11:00 a.m. These groups are for clients and the community to discuss our programs and answer questions you may have regarding placement in our transitional and longer term services. Applications for program placement can be filled out at that time. Please contact Robert Radix, Transitional Admissions/Discharge Planner, at 441-0123.

THIS AGENCY IS
SUPPORTED BY

Sacramento Area

EMERGENCY SERVICES FOR HOMELESS PEOPLE WITH A MENTAL HEALTH HISTORY

= 1 Facility

Housing and Entitlement Program - At our outreach office, located at 470 Bannon Street, staff works with the homeless mentally ill. Staff provide assessment to determine the level of support needed related to housing, financial entitlements, food, mental health and medical needs. During the time that staff work with clients on emergency housing needs, they also are making other linkages to develop a stable income source, more permanent housing, or case management services. Our HEP Advocates provide all levels of assistance related to the SSI/SSA benefit programs, from the initial application process to questions or problems that might arise following the allowance of benefits.

Carol's Place - Carol's Place is a short-term (30-day stay) residential facility for the homeless mentally ill. It provides a safe, hospitable alternative to the shelters for adults (age 18 and over). It is designed for those who have a history of mental illness or who would be at risk of psychiatric hospitalization if they were not in a stable, protected environment. Clients are referred from the Housing and Entitlements Program. *17 beds*

Palmer/Homeless Apartment Program - Palmer is an apartment building which offers clients an opportunity to live in shared, low-cost housing while they await a stable income (typically SSI) and secure more permanent housing in the community. Clients can stay for approximately six months and must be able to live fairly independently and share chores and responsibilities. Clients are referred to Palmer from Carol's Place and HEP. *34 beds*

Community Support Services (CSS) Homeless - TLCS staff provide services to homeless clients living in the community needing more intensive support for brief periods (up to three months), but not requiring case management services through Sacramento County. Clients are referred from the Housing and Entitlement Program.

Located at the Administrative Facility

For further information on our emergency homeless services, contact the Housing and Entitlement Program office at 443-2996.

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
AGENDA

October 9, 1991
5:30 P.M.

- I. Roll call
- II. Distribution of Materials
- III. Consideration of the Minutes, September 30, 1991
- IV. Review of the Revised Draft Housing Element and Exective Summary
- V. Consideration of Subsequent Agenda Topics
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

SK:flh
PLN407/+895

HOUSING ELEMENT

CITIZEN'S ADVISORY COMMITTEE MINUTES OF OCTOBER 9, 1991

The Eleventh meeting of the Housing Element Citizen's Advisory Committee was called to order at 5:30 p.m. by Vice Chairperson Brian Seager.

A sign-up sheet was circulated. Committee members present included Vice Chairperson Brian Seager, Robert Friesen, Victor McLane, Jackie Holmes, Andrea Griffith, Bill Sparks, and Roselyn Clark.

Also in attendance were Consultant Georgiena Vivian representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson, and Sunchi Koo. Those absent included George Marcus III, Eddie Mae Lomack, Frank Rodriguez and Rosa Mata. Excused absence included Roby Strachan and Janet Phelps Samuelian.

Minutes of September 30, 1991 were reviewed by the Committee.

Referencing questions raised in the September 30, 1991 meeting relating to consistency and accuracy of data for emergency housing, Consultant Georgiena Vivian indicated that the data mentioned were extracted from the City's Comprehensive Housing Assistance Strategy (CHAS). She indicated that she would follow up and clarify the discrepancy between the CHAS and the draft Social Element's discussion related to emergency housing. The September 30, 1991, minutes were then approved unanimously.

Consultant Georgiena Vivian distributed an executive summary of the Housing Element and gave a progress report on the revision of the Housing Element. She elaborated on the addition of new graphics and the changing of organization for the document.

There was a brief discussion of the goals section of the document and the committee noted that if programs from the 1985 Element have been terminated, they should either be removed or their termination and the reasons why, should be indicated in the document.

Nick Yovino reported on the possible dates for Council initiation of the Housing Element for public review. He said it could be either on October 22, 1991 or October 29, 1991. He said a completed final draft of the Housing Element was not available for the Committee to review. He indicated that if the Committee is desirous of reviewing the final finished product prior to Council initiation, the Committee may want to have one more meeting and the Council initiation may be delayed to October 29, 1991.

Vice Chair Brian Seager stated the he would like to poll the committee members for their feelings about an extra meeting and their comments on the draft document.

Victor McLane stated that he has learned something every time he review the draft document. Therefore, he said he could support having one more meeting. He also said that he has no comments on policies and programs at that time.

Robert Friesen indicated that he also would like a weekend to go over the information and would support another meeting. He further indicated that he continues to have concerns on the lack of specifics about programs for low and moderate income housing. He said that a certain specified percentage of block grant funds should be used for housing. He said that he is also concerned that affordable housing is too concentrated in some parts of the Metro Area and lacking in others. He pointed out some of the better programs for affordable housing can be found in Menlo Park and Hayward. He said there should be some affordable housing in each part of the Community. He also suggested a new program which could give priority to affordable housing projects in terms of expediting the review process.

Bill Sparks urged that the twenty percent housing set aside fund should be used wisely. He also suggested that a study should be done to determine how to most effectively produce the greatest number of units with the twenty percent set aside.

Robert Friesen said that a certain percentage of the housing set aside fund might be used for land. Other uses of the fund may include writing down interest rates for a period of time, like the old 235 program; obtaining more capital, paying fees, insuring loans and using it for "seed money". There were also discussions about land banking in conjunction with tax credits and second deeds of trust.

Robert Friesen stated that not many developers in the Fresno area are specialized in the development of affordable housing, and he named a few who have experience in affordable housing projects.

Roselyn Clark said that she would like to meet on October 21, 1991 if the Committee can get the final document prior to that date. She also said that affordable housing development should be located in proximity to good public transportation services, as many low income people require public transportation. Therefore, she felt that decentralization would not be feasible for affordable housing.

Bill Sparks stressed the need for incentives to encourage affordable housing development and wise use of the funds available, as well as the need to reduce red tape. He said many small contractors who know how to build affordable housing are not sophisticated enough to deal with a complex government program.

November 19, 1991

Andrea Griffith praised the Housing Authority for doing a good job in the provision of low and moderate income housing, and she encouraged it to continue doing the same to make the programs work.

Georgiena Vivian suggested the possibility of an annual housing forum, and that the City of Visalia has done this with a new topic each year. She said speakers from different parts of California were brought in to talk about innovative projects this year. Jackie Holmes stated that there is a need to involve the private sector. She also stated that steps need to be taken beyond the forum that will monitor and facilitate implementation programs.

Brian Seager suggested that a sentence be added to Policy 15 with reference to the annual forum.

Roselyn Clark indicated that the Community Housing Leadership Board has submitted a grant application to HUD, and that having a housing forum is part of the proposal.

Robert Friesen stated that he has the agenda for an upcoming Fresno State University planning class that is focusing on housing issues. He also mentioned that Cam Cleary, staff of the State Housing and Community Development Department, will attend the meeting and will discuss Fresno's housing needs and criteria for the Housing Element.

There was a consensus of the Committee that the GAP analysis, Phase I, should be completed in 1992, and that Phase II should be completed subsequently.

Jackie Holmes indicated that the October 21, 1991 meeting date is fine with her and she reported that Habitat for Humanity has been offered 17 acres but will have difficulty handling infrastructure costs. She said expertise from the City and the community were needed.

The next meeting was set for October 21, 1991. There being no further business, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,



Sunchi Koo
Planner III

SK:flh
PLN407/+956

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
MINUTES OF 11-18-91

Committee members present Roby Strachan, chairman; Jackie Holmes; Andrea Griffith; Roselyn Clark; and Bob Friesen

The purpose of the meeting was to discuss potential sponsors for the gap analysis and eventually the development of a comprehensive housing strategy for greater Fresno.

The discussion moved in two directions, that of identifying organizations which would lend support and identifying individuals who might provide leadership. Two types of organizations were discussed: Those providing housing services and Housing Industry or Government organizations

Industry or Government Organizations

Apartment Assn. of Greater Fresno
Banks & S&Ls
Board of Realtors
Building Industry Assn
Chamber of Commerce
Church Community
City of Clovis
City of Fresno
Fresno Economic Development Commission
Fresno County
Fresno Bee
Housing Authority
Mortgage Banker Assn.
Title Companies

Housing Service Providers

Evangel Home
Fresno Rescue Mission
Good Samaritan Mission
Habitat for Humanity
Lightline United Mission
Turning Point
Washington Street Home
YWCA

Individuals to provide leadership would be identified by asking recipients of several leadership awards for nominees. This list included the Leon S. Peters, Business Person of the Year; Business/Professional Woman of the Year.

The Leon S. Peters Recipients Are:

1984 Lewis B. Eaton
1985 Robert Duncan
1986 James B. Mayer
1987 B. Franklin Knapp
1988 Frank Caglia
1989 Joe Levy
1990 Martin Nelsen
1991 William Lyles

The Business/Professional Woman of the Year Award Recipients Are:

1986 Ivy Glover Roberts
1987 Elizabeth V. Lyles
1988 Diane Kanzaki
1989 Dr. Lea Ybarra
1990 Dr. Judith L. Kuipers
1991 Jannett Jackson

Nominees would also be solicited from Members of the City Council of both Fresno and Clovis, Members of the Board of Supervisors.

The discussion included identification of individuals who might be included in the above group or who might provide leadership.

After some discussion on how best to bring this group together, a hosted dinner with the consultant making a presentation seemed the best solution. Potential hosts included Title Companies, and the Fresno Bee.

Title companies were also suggested as a source of logistical support.

City of



City Hall • 209-498-1591 • FAX 498-4385
Fresno, California 93721-1899

Development Department

Alvin P. Solis, AICP
Director

January 3, 1992

Please reply to:
Lois R. Johnson
209 498-1361

Dear Committee Member:

SUBJECT: SCHEDULE OF NEXT MEETING

The Housing Element Citizens' Advisory Committee will be meeting on Wednesday, January 15, 1992 to take final action on the draft document by roll call vote. Please make every effort to attend.

The meeting time and place are as follows.

Time: 5:30 P.M.
Place: Housing Authority Conference Room
1833 E Street
Fresno, California

Copies of the revised Element will be hand delivered to you on January 8, 1992.

The City Council will initiate the document for public review on February 4, 1992 at 10:30 A.M. in the new City Hall Council Chambers at 2600 Fresno Street.

We are looking forward to seeing you on the fifteenth. If you have any questions, feel free to call me at 498-1361.

Sincerely,

Lois Johnson
Supervising Planner

LJ:flh
PLN407/+1035

HOUSING ELEMENT
CITIZENS ADVISORY COMMITTEE
AGENDA

January 15, 1992
5:30 P.M.

- I. Roll call
- II. Distribution of Materials
- III. Consideration of the Minutes, October 3, 1991
October 9, 1991
November 18, 1991
- IV. Review of the Revised Draft Housing Element Including Written
Comment from Victor McLane
- V. Roll Call Vote on Element Content
- VI. Review of Council Initiation and Hearing Procedures
- VII. Other Business
- VIII. Citizens' Comments
- IX. Adjournment

SK:flh
PLN407/+895

Jan. 8, 1992

COPY

Roby Strachan, Chr.,
Housing Element Advisory Committee,
City of Fresno.

Dear Roby,

Since I shall not be able to attend the final meeting of the advisory committee as I shall be out of the country, I have indicated below a few observations of the plan.

My major interest and focus in the housing future of Fresno is two-fold.

The first is to assure adequate low and medium income housing. The 1991 Housing Element, including the housing gap analysis, if followed by cooperation between all sectors, public and private, is at least a good start in dealing with this concern.

The other major concern is in preventing further decline and hopefully reversing the present decline of the central city. In this regard, it is cause for alarm that so much attention is being given by the council to the attempt to encourage the development of large projects, like a stadium, which will engender more demolition of present older facilities, including housing, and will inevitably result in more people moving out of the center. I am firmly convinced that the decline occurs when people move out, and to reverse that decline, direct proposals to attract people to return to live in the central area must be undertaken. But perhaps this is not directly our agenda.

However, though I don't remember much time in our discussions nor do I see much in the plan about this, it seems vital if there is to be a city policy in this regard.

Specifically, Ch. III, "Land for Housing": although there are no large undeveloped tracts within the central area as indicated by the tables and charts, pp. III-2 and III-3, the central area has considerable space in in-fill locations much of which is surrounded by property on which are buildings and improvements of declining value. Which should be advantageous to develop in some instances to accommodate a complex of several lots. Yet this is not included as potential housing sites.

In reviewing Ch. IV, "Constraints- -" it appears that a major cost to development in areas that don't yet have infrastructure (streets, sewers, water, landscaping, etc.) is the installation of that infrastructure. In developing in-fill housing, these costs would be minimal or almost non-existent.

I'm excited about the progress and continuance of joint public-private joint venture types of development schemes like NOAH. Furthermore I know that some of the concerns I express above are directly addressed by such schemes. We need to encourage them and others.

I shall be back in Fresno before the Feb. 4th Council meeting

and will look forward to being in attendance at that time, as well as any other committee work related to housing that may be appropriate.

Please give my regards to the other committee and staff members. I shall look forward to future contacts.

Sincerely,

Victor W. McLane

HOUSING ELEMENT
CITIZENS' ADVISORY COMMITTEE
MINUTES OF JANUARY 15, 1992

The thirteenth meeting of the Housing Element Citizens' Advisory Committee was called to order at 5:30 p.m. by Chairperson Roby Strachan.

Committee members present included Chairperson Roby Strachan, Brian Seager, Bill Sparks, Robert Friesen, Jackie Holmes, Janet Phelps Samuelian, Andrea Griffith, Roselyn Clark, Peter Cabbiness, and George Marcus III.

Also in attendance were Consultant Georgiena Vivian representing Valley Research and Planning Associates, and City staff members Nick Yovino, Lois Johnson and Sunchi Koo. Those absent included Eddie Mae Lomack, Frank Rodriguez, Rosa Mata, and Laura Horsford. Committee member Victor McLane had an excused absence.

Lois Johnson of the City staff reported that both Laura Horsford and Rosa Mata had resigned from the Committee prior to the final committee meeting.

Chairperson Roby Strachan asked that minutes of October 3, October 9, and November 18, 1991 be reviewed. Janet Phelp Samuelian commented that in the November 18, 1991 minutes, the Economic Opportunity Commission (EOC) should be added to the list of housing providers because of the substantial work they do in the provision of low income housing. Minutes of November 18, 1991, with the suggested correction, together with minutes of October 3 and October 9, as submitted, were approved by a unanimous vote.

A letter from Committee member Victor McLane, who was absent, was distributed. A brief discussion on his comments relating to the Housing Element and the response prepared by Lois Johnson ensured. Among the issues discussed were redevelopment of the central city and the potential for using air rights and mixed use concepts for housing developments.

The Committee proceeded to review the final draft Housing Element. Chairperson Roby Strachan suggested that certain policies should use the term "promote" or "encourage" rather than "provide," since the City of Fresno will not be directly participating in the production of housing. Also discussed and clarified were income, vacancy, and other housing related data throughout the draft document. A few changes were suggested and staff was directed to make corrections accordingly.

At the conclusion of the review, Chairperson Roby Strachan took a roll call vote, the result of which is as follows:

Members voting to recommend approval of the final draft Housing Element, as corrected:

HOUSING ELEMENT
Citizen's Advisory Committee
Minutes of January 15, 1992

Strachan, Seager, Samuelian, Griffith, Sparks, Holmes, Friesen,
Clark, Marcus, Cabbiness, McLane.

Members voting to oppose approval of the final draft Housing
Element, as corrected:

None

Members absent:

Lomack, Rodriguez

Members resigned prior to roll call vote:

Horsford, Mata

Member not voting:

None

The vote to recommend approval was unanimous.

Chairperson Roby Strachan thanked Committee members, staff, and
the Consultant for the work they had done in the preparation of
the draft Housing Element and reminded everyone that the Housing
Element will be sent to the City Council for initiation on
February 4, 1992, at 10:30 a.m.

There being no further business, the meeting was adjourned at 8:30
p.m.

Respectfully submitted,



Sunchi Koo
Planner III

flh:PLN410/+1048

Jan. 8, 1992

*Letter and staff
response to be added
to plan*

COPY

Roby Strachan, Chr.,
Housing Element Advisory Committee,
City of Fresno.

Dear Roby,

Since I shall not be able to attend the final meeting of the advisory committee as I shall be out of the country, I have indicated below a few observations of the plan.

My major interest and focus in the housing future of Fresno is two-fold.

The first is to assure adequate low and medium income housing. The 1991 Housing Element, including the housing gap analysis, if followed by cooperation between all sectors, public and private, is at least a good start in dealing with this concern.

The other major concern is in preventing further decline and hopefully reversing the present decline of the central city. In this regard, it is cause for alarm that so much attention is being given by the council to the attempt to encourage the development of large projects, like a stadium, which will engender more demolition of present older facilities, including housing, and will inevitably result in more people moving out of the center. I am firmly convinced that the decline occurs when people move out, and to reverse that decline, direct proposals to attract people to return to live in the central area must be undertaken. But perhaps this is not directly our agenda.

However, though I don't remember much time in our discussions nor do I see much in the plan about this, it seems vital if there is to be a city policy in this regard.

Specifically, Ch. III, "Land for Housing": although there are no large undeveloped tracts within the central area as indicated by the tables and charts, pp. III-2 and III-3, the central area has considerable space in in-fill locations much of which is surrounded by property on which are buildings and improvements of declining value. Which should be advantageous to develop in some instances to accommodate a complex of several lots. Yet this is not included as potential housing sites. *(See attached response)*

In reviewing Ch. IV, "Constraints- -" it appears that a major cost to development in areas that don't yet have infrastructure (streets, sewers, water, landscaping, etc.) is the installation of that infrastructure. In developing in-fill housing, these costs would be minimal or almost non-existent. *(Not true. Much of the infrastructure would need to be replaced and there are demolition and relocation costs)* I'm excited about the progress and continuance of joint public-private joint venture types of development schemes like NOAH. Furthermore I know that some of the concerns I express above are directly addressed by such schemes. We need to encourage them and others.

I shall be back in Fresno before the Feb. 4th Council meeting

and will look forward to being in attendance at that time, as well as any other committee work related to housing that may be appropriate.

Please give my regards to the other committee and staff members. I shall look forward to future contacts.

Sincerely,

Victor W. McLane

CHAPTER	DESCRIPTION	PAGE
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Development potential of undeveloped land

III-7

Page numbers may need changing from here

IV

CONSTRAINTS TO HOUSING PRODUCTION

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Controls and On and Off-site Improvements	
Materials and Labor	IV-2
Financing Costs	IV-2
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V

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DEVELOPMENT POTENTIAL OF REDEVELOPED LAND

There is some potential that additional land may become available through the redevelopment process.

The Jefferson Area plan, adopted in 1984, contains a proposal for the redevelopment of 300 acres just north of the downtown area and contains two housing related land use and redevelopment program objectives.

- New housing would be earmarked for the target area bounded by McKenzie, Illinois, Diana, and Fresno Streets; and areas are designated for residential infill projects and rehabilitation.

A one hundred acre, 350 million dollar regional medical complex, still in the conceptual planning stages, has been proposed for the Jefferson area as a cooperative effort between Valley Medical Center, Fresno Community Hospital, and the University of California at San Francisco, Medical program. It may incorporate additional new housing for both medical students and employees.

As of January 1992, a nine member committee had been appointed to explore financing for the project, to decide how to create a co-operative medical program, and how to use land provided through the Fresno Redevelopment Agency. It is anticipated that a major portion of the center's financing could come through tax-exempt state bonds.

COMPENDIUM OF OTHER PUBLIC REVIEW

Central Area Development Commission

Housing and Community Development Commission

Historic Preservation Commission

Public Information Meeting

Citizens Review/Ken Hohmann

Citizens Review/Eugene N. Sibley

Citizens Review/Neighborhood Alliance

FRESNO CITY HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

RESOLUTION NO. 92-02

THE FRESNO CITY HOUSING AND COMMUNITY DEVELOPMENT COMMISSION, AT ITS REGULAR MEETING OF MARCH 25, 1992, ADOPTED THIS RESOLUTION RELATIVE TO THE PRELIMINARY 1991 FRESNO GENERAL PLAN HOUSING ELEMENT

WHEREAS, the staff of the Development Department prepared the Preliminary Housing Element in January, 1992, updating the Fresno General Plan Housing Element of 1985 in accordance with relevant state law; and

WHEREAS, the Housing Element is essential to the refinement of the Fresno general Plan, tailoring the General Plan elements and policies to the particular characteristics of the changing population and the related needs of the community; and

WHEREAS, numerous public meetings have been held relative to the Preliminary Housing Element to allow citizen participation in all phases of the planning process; and

WHEREAS, the Fresno City Housing and Community Development Commission at its regular meetings of March 11 and March 25, 1992, considered the Preliminary Housing Element and received testimony on the proposed element; and

WHEREAS, the Fresno City Housing and Community Development Commission considered the various provisions of the Preliminary Housing Element and testimony received and made various suggestions to the staff related to refinements in language and specifically requested the following changes:

(a) Eliminate the phrase on page VI-18, Facility Improvements, "... to subsidize special assessment fees ordinarily covered by the private developer."

(b) Eliminate the last paragraph, starting on line 38, on page VI-20, Assessment District, "The City Council plans to place a measure on the June, 1992 ballot to determine whether or not there is support for a citywide Benefit Assessment District. If public commitment is sufficient, the Council will proceed with District formation."; and

WHEREAS, the Fresno City Housing and Community Development Commission went on record as stating that the Element should not simply be a document created to meet State requirements but that the City of Fresno has an obligation to follow through with implementation of the programs outlined in the Element; and

WHEREAS, the City Development Department has initiated the environmental review process and will have completed its review by the time the document proceeds to Planning Commission hearings; and

WHEREAS, the Fresno City Housing and Community Development Commission concluded that the Element with the recommended changes described herein is consistent with the objectives and goals of the General Plan and will institute suitable planning principals and programs to meet the housing needs of the community.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Housing and Community Development Commission does hereby approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno, as modified.

The foregoing Resolution was adopted by the Fresno City Housing and Community Development Commission upon a motion made by Commissioner Barnes, seconded by Commissioner Garcia, duly carried, by the following votes:

Ayes: Barnes, Garcia, Kershaw, Parrott, Rittore

Noes: None

Absent: Schmidt, Solwazi



Ida Parrott, Chair

Fresno City Housing and Community Development Commission

Dated: March 25, 1992

Resolution No. 92-02

Preliminary Fresno General Plan Housing Element, January, 1992

FRESNO CITY CENTRAL AREA
DEVELOPMENT COMMISSION
RESOLUTION NO. 92-1

The Fresno City Central Area Development Commission, at its special meeting of March 26, 1992, adopted the following resolution relative to the Preliminary Fresno General Plan Housing Element.

WHEREAS, the Development Department staff prepared the Preliminary Housing Element in January 1992, updating the Fresno General Plan Housing Element of 1985 in accordance with relevant state law; and

WHEREAS, the Housing Element is essential to the refinement of the Fresno General Plan, tailoring the General Plan elements and policies to the particular characteristics of the changing population and the related needs of the community; and

WHEREAS, the Planning staff has held numerous public meetings relative to the Preliminary Housing Element to allow citizen participation in all phases of the planning process; and

WHEREAS, the Central Area Development Commission at its regular meeting of March 12, 1992, and its special meeting of March 26, 1992, considered the Preliminary Housing Element and received testimony in favor of, and in opposition to, the proposed element; and

WHEREAS, the Central Area Development Commission had certain recommendations for modifications to the Preliminary Housing Element as contained in Exhibit 1; and

WHEREAS, the City Development Department has initiated the environmental review process and will have completed their review by the time that the document proceeds to Planning Commission hearings; and

WHEREAS, the Central Area Development Commission concluded that the said element with recommended changes, as included in Exhibit 1, is consistent with the objectives and goals of the General Plan and will institute suitable planning principles and programs to meet the housing needs of the community.

NOW, THEREFORE, BE IT RESOLVED that the Central Area Development Commission does hereby approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno, with the modifications contained in Exhibit 1.

Resolution No. 92-1
Page 2
March 26, 1992

The foregoing Resolution was adopted by the Central Area Development Commission upon a motion by Commissioner Milhahn seconded by Commissioner Montanez.

VOTING: Ayes - Calandra, Milhahn, Montanez

 Noes - None

 Not Voting- None

 Absent- Lanfranco, Webster



Linda M. Calandra, Chair
Fresno City Central Area
Development Commission

DATED: March 26, 1992

Resolution No. 92-1

Preliminary Fresno General Plan
Housing Element, January, 1992

Approved with revisions

LJ:flh
PLN436/+1125

EXHIBIT 1

Chapter III - Land for Housing (Housing Units & Population Capacity) Narrative, exhibits, and Tables were not correct for the Central Area. The figures were based on R-4 when R-2 is the highest density allowed by the Central Area Community Plan for all developments less than two acres in size.

See Modifications provided by staff to CADC 3/12.

A footnote (#) should also be added to Tables III-4 Central Area, R-3 zoning category and III-1, vacant land to accurately reflect intent of the Community Plan for the area. The footnote for Table III-1 should read: Only contiguous properties aggregating two acres or more may be eligible for high density development.

Chapter VI-6 line 27 before "The Yosemite Middle School..." insertion is needed to the effect that "Parts of the Edison, Roosevelt, and Fresno High/Roeding Plan areas bounded by the Freeway Loop System (41, 99, and the proposed 180 Freeways) were consolidated to form the "Central Area". The Community Plan for this area was adopted in 1989. The Jefferson Redevelopment Plan, for the northeast section of the Central Area, was adopted in 1984."

Chapter VI-21 line 19 following "Community Housing Leadership Board," add "Housing and Community Development Commission, Central Area Development Commission."

CITY OF FRESNO
HISTORIC PRESERVATION COMMISSION

DRAFT

RESOLUTION NO.

The City of Fresno Historic Preservation Commission, at its regular meeting of March 23, 1992, adopted the following resolution relative to the Preliminary Fresno General Plan Housing Element.

WHEREAS, The Development Department staff prepared the Preliminary Housing Element in January 1992, updating the Fresno General Plan Housing Element of 1985 in accordance with relevant state law; and

WHEREAS, the Housing Element is essential to the refinement of the Fresno General Plan, tailoring the General Plan elements and policies to the particular characteristics of the changing population and the related needs of the community; and

WHEREAS, The Planning staff has held numerous public meetings relative to the Preliminary Housing Element to allow citizen participation in all phases of the planning process; and

WHEREAS, the Historic Preservation Commission at its regular meeting of March 23, 1992, considered the Preliminary Housing Element and testimony in favor of, and in opposition to, the proposed element; and

WHEREAS, the Historic Preservation Commission has recommendations for modifications to the Preliminary Housing Element, as attached; and

WHEREAS, the City Development Department has initiated the environmental review process and will have completed their review by the time that the document proceeds to Council hearings; and

WHEREAS, the Historic Preservation Commission concluded that the said element, with modifications, as attached, is consistent with the objectives and goals of the General Plan and the Historic Preservation Element and will institute suitable planning principles and programs to meet the housing needs of the community.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission does hereby approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno with the attached modifications.

The foregoing Resolution was adopted by the Historic Preservation Commission upon a motion by Commissioner _____ and seconded by Commissioner _____.

VOTING: Ayes -
 Noes -
 Not Voting-
 Absent-

Secretary to the Historic Preservation
Commission

Resolution No.

HISTORIC PRESERVATION COMMISSION RESPONSE TO HOUSING ELEMENT FINAL DRAFT

I - A recent California Preservation Foundation workshop concluded with two main points:

1- That historic preservation has moved from the house museum, local architectural "What Style is It? field survey" syndrome to one that confronts affordable housing and is a participant at the heart of city policy on redevelopment, housing and neighborhood conservation issues.

2- New actors in preservation are housing developers and investors who are skilled in the public-private collaboration necessary to pull together the various financing strategies to make an affordable housing project work (CBDGrants, redevelopment, private non-profit sponsorships and local providers of mortgage investments for the inner city).

Neither of these new ideas show up in the final draft of the housing element!

Although Historic Preservation is mentioned at several places in the report, at no point is it mentioned as a significant participant in the housing picture for the City of Fresno. This is not unusual, for the standard planning attitude toward housing comes from housing quality surveys, redevelopment and rehabilitation, which approaches the older areas of the city as "slums" and considers aged housing as "blighted" and as something to be moved for newer developments. It also reflects the reality that there are few programs for "historic housing" which can be used with the power of the Community Development Block Grants or redevelopment programs.

II- A change of attitude needs to be applied to the Housing Element, one which will recognise that old areas of the community may in fact have become blighted, but that they also represent neighborhoods that should be saved because they are:

1- a valuable source of low to moderate income housing;

2- viable neighborhoods whose value is due to their context as representative of their time, and which will retain this unique character, individuality and financial value only if the community recognises this characteristic and protects it through neighborhood preservation and housing rehabilitation which is sensitive to the time and place of their origins.

3- the City of Fresno needs to modify their approach regarding the "clearance of blighted areas" to one which works with existing historic neighborhoods, respecting the character of the design of the structures and of the "time and place" that they represent as an entire neighborhood.

For example, the Tower District Specific Plan identified fifteen "bungalow courts" as unique types of housing in the city, and further identified five Conservation Districts, small sub-neighborhoods that represented places of cohesive quality that could stand alone as historic districts.

None of these have received any recognition, policy recommendations, or staff assignments to preserve and enhance their inherent qualities, nor are they mentioned in the Housing Element as enhancing neighborhood stability.

III- The Council's policy toward Historic Preservation is also overstated, for it appears that the Council is actively involved in the historic preservation implementation process. One staff member has been assigned to this function. The Council did appoint an Historic Preservation Commission, and has supported the work of the Tower Design Review Committee. The support has been minimal however in terms of budgeted funds for surveys or any type of budget support to carry out the preservation policies recommended in the Tower Specific Plan, or to enable coordination between related departments.

IV- State Planning law requires that elements of the General Plan be "internally consistent" with each other. The Housing Element needs to be reconsidered in relation to the Historic Preservation Element so that they not only agree but reinforce each other's objectives and means to implement public policy.

V- Finally, the illustrations in this report give the message that the City of Fresno is only concerned with the latest model of "Mediterranean builder-house in a new subdivision". This is only a portion of the market for the housing element! The housing element should be especially concerned with the ill-housed, with those who are having trouble affording the houses which are being used as illustrations, with providing a variety of housing choices in the community according to age, income, family size and composition, choice and availability. Housing problems and solutions are not represented by the model house which mirrors the latest fashion in North Fresno.

HOUSING ELEMENT
PUBLIC INFORMATION MEETING
MINUTES OF FEBRUARY 27, 1992

The public information meeting on the Housing Element of the Fresno General Plan was held on February 27, 1992, pursuant to a public notice published in the Fresno Bee.

Staff members present included Nick Yovino, Lois Johnson, and Sunchi Koo. An attendance list was circulated for members of the public attending the meeting. This attendance list is attached to and made part of this these minutes.

Staff member Lois Johnson opened the meeting and gave a brief presentation relating to the proposed Housing Element. She stated that the purpose of the public information meeting was to let the public know the contents of the draft Housing Element. Copies of Housing Element summaries, as well as proposed goals, policies, and programs, were distributed to people attending the meeting.

Lois Johnson used the handout to elaborate on the components of the draft Housing Element. She also gave a brief history of the Housing Element, and the applicable State Law which mandates the preparation of the Housing Element, as well as procedures for the State's review and approval.

Ivan Evans raised questions about the usefulness of the Housing Element and whether or not the element was prepared just to assure that the City will be eligible for State and Federal funding. Ivan further asked how citizens could give more input related to which specific projects, including housing and redevelopment projects, are prioritized and funded. He felt that actual projects and activities in the area are more important than endless meetings about plans.

Ivan continued to elaborate the need for more home ownership programs and an effort to decentralize low income and subsidized housing. He stated that he lived in an older section of the Central Area on North Van Ness Avenue and that he preferred more single-family homes than rental apartments in his neighborhood. When rental properties are poorly managed and supervised, frequent public nuisances and/or crimes occur. He said there should be financial disincentives such fines, or liens imposed on the owner of the property.

Ivan further suggested that vacant properties that are neglected by owners or inhabited by transients should either be rehabilitated or demolished. He mentioned the problems of illegal solicitations of drug sales and prostitution in the neighborhood and requested the City to seek information from other cities that are successful with aggressive code enforcement programs.

Housing Element Minutes

Page 2

April 10, 1992

Blanche Milhahn said that alley litter and tire disposal are still a problem. She also said that the SWAT Team action in her neighborhood on February 26, 1992, occupied a large number of policemen and vehicles. She believed that the burned and abandoned structures, as well as litter in the area, contributed to the problem.

Ivan Evans stated that he would like to see an intensification of rehabilitation/historic preservation efforts.

Avidgar Adams asked for an honest opinion about whether things were going to improve or get worse in the Central Area, adding that he was at a point that he must decide whether to stay or relocate.

A question was asked about when a redevelopment plan would be done for the Lowell Area and when ordinances implementing the Central Area Plan would be adopted. The group also asked when the Pro-Active Code Enforcement and Rezoning Programs specified in the Tower District Specific Plan would occur. It was noted that the proposed Pro-Active Code Enforcement would include regular inspections to discover code violations.

Ivan Evans stated that he would rather see the City go after the worst offenders rather than going after every little infraction.

Blanche Milhahn indicated that she would like current complaints filed with the City to be addressed first before routine inspections to discover other violations are carried out.

Discussion was continued on the demolition and relocation of houses, particularly in the Central Area. Blanche Milhahn said she would like to see programs and advance planning for housing replacement, before demolition and relocation are considered. Furthermore, the group asked and discussed how they could be most effective in presenting their position at the Housing Element hearings.

There being no further questions or discussions, the Public Information Meeting was adjourned at 7 p.m.

Respectfully submitted,



Sunchi Koo
Planner III

SK:vs/1181+/PLN

Attachment: Attendance List

HOUSING ELEMENT
PUBLIC INFORMATION MEETING
ATTENDANCE LIST

NAME	ADDRESS	PHONE
1. Blanche Milhahn	421 N. Diana St., Fresno, 93701	237-8796
2. June Evans	340 N. Fulton, Fresno, 93701	264-3879
3. Ivan Evans	" "	" "
4. Avigdar Adams	153 N. Yosemite, Fresno, 93702	268-1685

VS
1182+/PLN

COMMISSION MINUTES

**REGULAR MEETING
FRESNO HOUSING AND COMMUNITY DEVELOPMENT COMMISSION**

**Wednesday, March 25, 1992, 8 A.M.
Council Chamber, City Hall
2326 Fresno Street, Room 2165N
Fresno, California 93721**

A. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 8 a.m. by Chair Parrott.

Members Present:	Bruce Barnes	Commissioner
	Benita Garcia	Commissioner
	Rosellen Kershaw	Commissioner
	Ida Parrott	Chair
	William H. Rittore	Commissioner
	Kehinde Solwazi	Vice Chair

Members Absent:	Coral A. Schmidt	Commissioner
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Staff Present:	Debra M. Hight	Deputy City Attorney
	George Aguilar	Housing Manager
	Maria L. Franco	Recording Secretary

B. GENERAL ADMINISTRATION

1. Commission Review/Draft Housing Element to the Fresno General Plan

Supervising Planner Lois Johnson, Development Department, stated that this meeting was a continuation of the March 11 meeting, with regard to the Commission Review/Draft Housing Element to the Fresno General Plan, with the intent of clarifying the proposed Housing Element, on file, and distributed information, on file, regarding the proposed 1991 General Plan Housing Element.

Brief discussion ensued with Ms. Johnson introducing Robert Friesen with the Fresno County and City Housing Authorities. Mr. Friesen distributed, Elements for an Affordable Housing Development Strategy, on file, and presented an overview of the proposed Affordability Gap element and analysis, elaborated; stated the Housing Authorities have over 20,000 families on a waiting list for either public housing or Section 8 assistance; commented on the need for affordable housing, elaborated; and continued that the planning process should also involve providing resources and programs to meet the needs of the community, elaborated; and concluded by stating that the Affordability Gap analysis will be completed this year, elaborated.

In response to Commissioner Kershaw, with regard to the time line, Mr. Wilson stated that Phase I will be completed in 1992 and the time line for Phase II can not be determined until Phase I has been completed.

In response to the Commission, with regard to presenting the Housing Element to other commissions, Ms. Johnson stated staff has presented it to the Central Area Commission, and the Historic Preservation Commission and it will be presented to the Planning Commission on April 15 and to the City Council on April 28, elaborated.

In response to Commissioner Kershaw, with regard to the Annual Housing Progress Report, pg. VI-7, Ms. Johnson stated that staff, pursuant to State of California regulations, must include a progress report in the element, elaborated.

In response to Commissioner Kershaw, with regard to the Award Program, pg. VI-17, Ms. Johnson stated it has been eliminated, elaborated.

In response to Commissioner Kershaw, with regard to amending the Unit Planned Development Ordinance, pg. VI-8, Ms. Johnson stated staff would review the matter, elaborated.

Commissioner Kershaw directed staff to eliminate the following phrase from the Public Facility Improvements, pg. VI-18:

". . .to subsidize special assessment fees ordinarily covered by the private developer."

In response to Commissioner Kershaw, with regard to the Assessment Districts, pg. VI-20, on landscaping and street maintenance, Ms. Johnson stated it was canceled by City Council.

In response to Commissioner Rittore, with regard to the Mobile Home Subdivisions/Parks, pg. VI-21, Ms. Johnson stated that at this time the market for mobile homes meets the needs of the community.

Housing Manager George Aguilar, Department of Economic Resources, stated that the Mobilehome Park Rent Review and Stabilization Ordinance is up for review in 1993, elaborated; and further stated that City Council has directed staff to prepare a report on the status of the programs with recommendations regarding a proposal by mobilehome park owners for major amendment to the Ordinance.

Commissioner Kershaw recommended that the resolution reflect both meetings of March 11 and 25, 1992; and further stated that the City has an obligation to complete the goals of the Housing Element.

In regard to the Social Element, Ms. Johnson reported that the City Manager's Office requested staff to review and change the title from Social Element to Social Goals and Policies Plan, elaborated.

The Commission commended staff on its work and stated they see the plan as more than just meeting the State's basic requirements, but that it should be utilized to educate the public, elaborated.

Ms. Johnson briefly reviewed a letter to the City from the State that states the City did not isolate the low- and moderate-income renters, that the rents are increasing and staff did not focus on how to deal with the low- and moderate income renters, and it needs to be analyzed more specific; stated staff will respond by deadline; and concluded by stating that the State has stated the City's Housing Element is one of the best in the State, even though it did not yet meet all the requirements.

The Commission expressed concern that efforts and solutions are necessary in order to address the needs stated in the element or staff will be back in five years stating the same thing.

Mr. Aguilar recommended that the Commission adopt a resolution to the effect it has reviewed the document, that it provides a description of the needs and that it states what resources exist for meeting the needs.

Commissioner Barnes recommended that the resolution incorporate Mr. Aguilar's statement.

On motion of Commissioner Barnes, seconded by Commissioner Garcia, duly carried, RESOLVED that HCDC adopt the Resolution recommendation for adoption by the Council of the City of Fresno of the Housing Element with the modifications discussed by the Commission, is hereby approved by the following votes:

Ayes: Barnes, Garcia, Kershaw, Parrott, Rittore
Noes: None
Absent: Schmidt

Prior to call for the motion, Commissioner Solwazi left the meeting because of a previous engagement.

C. ADJOURNMENT

There being no further business to bring before the HCDC, the hour of 9:25 a.m. having arrived, and hearing no objections, Chair Parrott declared the meeting adjourned.

Chair Parrott

ATTEST: George Aguilar, Housing Manager

APPROVED this _____ day of April, 1992.

Attachments

CENTRAL AREA DEVELOPMENT COMMISSION MINUTES

March 12, 1992

The Central Area Development Commission (CADC) met in regular session at the hour of 5:34 p.m., on the above date.

1. CALL TO ORDER

Present:

Linda M. Calandra
Blanche V. Milhahn
Gary Lanfranco
Gordon M. Webster, Jr.

Absent:

Richard Montanez

Staff:

Kathleen Paley, Economic Development Manager
Jo Ann Brindeiro, Recording Secretary

APPROVE MINUTES OF JANUARY 9, 1992 MEETING (CARRYOVER FROM FEBRUARY 13, 1992) and REVIEW OF FEBRUARY 13, 1992 MEETING UNOFFICIAL NOTES

Chairperson Calandra asked for a motion to approve the minutes of the January 9, 1992 meeting and the unofficial notes of the February 13, 1992 meeting. Commissioner Milhahn requested that a correction to the January 9, 1992 minutes be corrected, as follows: Page 2, fourth paragraph, fourth line, "such as the Tower District Community Plan and several Central Area projects the Civic Center Square development." Commissioner Milhahn moved that the minutes and unofficial notes be approved, as corrected; Commissioner Webster seconded, and the motion was unanimously carried.

Ayes: Calandra, Lanfranco, Milhahn, Webster
Noes: None
Absent: Montanez

STATUS REPORT--CENTRAL AREA TRAFFIC CIRCULATION STUDY

Marilyn Olson, Civil Engineer, Public Works Department, presented a brief status report on the Central Area Traffic/Parking Study. Ms. Olson reported that the consultants, Wilbur Smith Associates, have prepared, to date, five progress papers. The consultants are requesting responses to those working papers from identified individuals, organizations and businesses before proceeding with the other identified tasks of the Study. The consultants will be meeting with the Chamber of Commerce's Transportation Committee on April 15 and, if needed, other interested

Central Area Development Commission
Minutes of March 12, 1992

On motion by Commissioner Milhahn, seconded by Commissioner Montanez, duly carried, RESOLVED that the Central Area Development Commission adopt a Resolution to approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno with following modifications as Exhibit 1:

Chapter III-Land for Housing (Housing Units & Population Capacity) Narrative, exhibits, and tables were not correct for Central Area. The figures were based on R-4 when R-2 is the highest density allowed by the Central Area Community Plan for all developments less than two acres in size.

Modifications provided by staff to the Central Area Development Commission on March 12, 1992.

A footnote (§) should also be added to Tables III-4, Central Area, R-3 zoning category and III-1, vacant land to accurately reflect intent of the Community Plan for the area. The footnote for Table III-1 should read: "only contiguous properties aggregating two acres or more may be eligible for high density development".

Chapter VI-6, Line 27, before "The Yosemite Middle School. . ." insertion is needed to the effect that "Parts of the Edison, Roosevelt, and Fresno High/Roeding Plan areas bounded by the Freeway Loop System (41, 99, and the proposed 180 Freeways) were consolidated to form the "Central Area". The Community Plan for this area was adopted in 1989. The Jefferson Redevelopment Plan, for the northeast section of the Central Area, was adopted in 1984."

Chapter VI-21, Line 19, following "Community Housing Leadership Board," add "Housing and Community Development Commission, Central Area Development Commission."

The motion was approved by the following vote:

Ayes: Calandra, Milhahn, Montanez

Noes: None

Absent: Lanfranco, Montanez

Richard Erganian, property owner, commented that he believed that "input should be received from people that actually built higher density apartments in Fresno and in communities of the size you envision Fresno to be in 20 years, so you do not get yourself boxed in and would need future amendments to the Plan.."

Discussion ensued as to the rationale of medium density in the Central Area. Commissioner Milhahn responded that, if a very good development plan was proposed, it would be possible to waive the conditions on density, and the Plan was prepared with the purpose of very tight density restrictions.

Ms. Johnson briefly described a land use survey that was prepared for the Housing Element; and that the land uses and zone densities for the Central Area were simply a restatement of the existing Plan, that it was not new policy.

Central Area Development Commission
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Discussion ensued on the establishment of a policing district, possible funding, SMART approach, and the need for a strong proactive code enforcement program.

UNSCHEDULED ORAL COMMUNICATIONS

George Aguilar, Housing Manager, Housing Division of the Department of Economic Resources, briefly described a new program and source of funding from the U.S. Department of Housing and Urban Development, entitled "Home Investment Partnership Act (HOME)". HOME emphasizes the rehabilitation of substandard housing and development of new housing as a part of an overall effort in the revitalization of existing neighborhoods. The program introduces two new elements to existing City Housing programs: neighborhood revitalization and the use of community housing development organizations (CHDO). Neighborhood revitalization can consist of select neighborhoods for infill development, new construction, use of CBDG funds improving the infrastructure, spot acquisition, resolve conflicts in land use. Mr. Aguilar indicated that a CHDO could be a nonprofit organization to get the neighborhood involved in an active manner to revitalize and improve a neighborhood. Mr. Aguilar indicated that a neighborhood selection process is being developed. Commissioner Milhahn suggested that there are individuals and members of current neighborhood organizations that would be willing to assist in the selection process.

Commissioner Milhahn made a motion that the Central Area Development Commission recommend approval of the proposed neighborhood revitalization program to the City Council at its meeting, March 24, 1992; Commissioner Webster seconded the motion, and the motion was unanimously carried.

Ayes: Calandra, Lanfranco, Milhahn, Webster
Noes: None
Absent: Montanez

Avigdar Adams, Lowell/Jefferson Neighborhood Association, Vice-Chair for Lowell Area Association, inquired whether monies from the HOME Program would be made available for multi-family housing. Mr. Aguilar responded that monies from the proposed program are not available for multi-family projects. Mr. Adams expressed his concern regarding the possible negative impact on neighborhoods in the Central Area of additional multi-family housing.

Roselyn Clark inquired if monies would be set-aside for multi-family units. Mr. Aguilar responded that there is 20% set-aside monies available for any affordable housing purpose including development of multi-family housing.

Joe Catania, member of the Tower Specific Plan Implementation Committee, expressed concern related to the increase of multi-family housing, commenting that low-income housing devastates entire areas in the city and that a real effort is needed to be made to change the design of low-income housing.

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Craig Scharton presented a proposal for the Commission to recommend to the City Council that it retain the services of Wayne Ratkovich, principal, Ratkovich Company. Mr. Scharton described Mr. Ratkovich's concept which included analysis, options, final project, and marketing. Mr. Scharton elaborated on proposed time frame, scope of work, and the need for the downtown area to become a regional center. Mr. Scharton concluded his presentation by soliciting comments that could be incorporated into a presentation to the City Council on March 24, 1992.

Lengthy discussion ensued regarding the proposal. Commissioner Milhahn expressed her commitment to the Central Area and the Central Area Development Commission's (CADC) goal for the completion of the Fulton Redevelopment Plan as passed by unanimous vote of the CADC at its special meeting of August 14, 1990.

Rose Caglia, property owner in the Fulton Area, expressed her concern with the use of an outside consultant rather than local expertise and expressed the opinion that Mr. Ratkovich's proposal did not take into consideration the local planning and development going on in the project area.

Gene Sibley, former member of the Central Area Planning Task Force, expressed concern that a redevelopment plan for the Fulton Area would not be approved by the County of Fresno and pointed out that such approval would be needed in order to be able to generate tax increment in the proposed project area.

Mr. Avigdar Adams expressed his concern with using an out-of-town developer who does not know the project area, and the amount of compensation that is being requested for the preparation of a plan. Additional discussion ensued pertaining to the need to improve the downtown area and the merits of Mr. Ratkovich's proposal.

Upon inquiry, Ms. Paley advised the Commissioners that the Commission was unable to take action on Mr. Scharton's request since the matter had not been scheduled in accordance with the Ralph M. Brown Act.

7. ADJOURN

On motion by Commissioner Lanfranco to adjourn, seconded by Commissioner Webster, and unanimously carried, the meeting was adjourned at 8:15 p.m.

Dated this _____ day of _____, 1992.

Linda M. Calandra, Chairperson

Kathleen Paley, Economic Development Manager

CENTRAL AREA DEVELOPMENT COMMISSION
MINUTES

SPECIAL MEETING
March 26, 1992

The Central Area Development Commission (CADC) met in a special meeting at the hour of 6:31 p.m., on the above date.

CALL TO ORDER

Present:

Linda M. Calandra
Blanche V. Milhahn
Richard Montanez

Absent:

Gary Lanfranco
Gordon M. Webster, Jr.

Staff:

Kathleen Paley, Economic Development Manager
Jo Ann Brindeiro, Recording Secretary

PRELIMINARY HOUSING ELEMENT TO THE CITY OF FRESNO'S GENERAL PLAN
RESOLUTION: APPROVE AND RECOMMEND THE PRELIMINARY HOUSING ELEMENT
FOR ADOPTION BY THE COUNCIL OF THE CITY OF FRESNO

Lois Johnson, Supervising Planner, Planning Division of the Development Department, briefly reported on comments received from State of California on the Housing Element. The State is requesting a further breakdown of new construction needs; identify the amount needed for multi-family units; show that there is affordable housing for the identified income levels; and prepare a detailed table of City processes such as conditional permits applications and zoning categories. Ms. Johnson commented that the requests by the State of California does not change the intent or program recommendations of the Element.

Chairperson Calandra inquired if the Element took into consideration as to the availability of large housing units.

Gene Sibley, former member of the Central Area Planning Task Force, expressed concern related to the emergency housing section of the Element. Mr. Sibley stated that there should be a city-wide emergency housing program. Ms. Johnson indicated that a policy pertaining to the over-concentration of a specific types of housing was in the formulation process. Ms. Johnson also indicated that larger housing units might be allowed in a few zone districts. Mr. Sibley expressed concern that the Central Area would be the only place in the community that would be identified for that type of housing.

Central Area Development Commission
Minutes of March 12, 1992

parties later in the day. The consultants will then proceed with the remaining tasks that will be combined to form the final report.

Chairperson Calandra requested some clarification in the section on parking of the Traffic Study, with possible changes in the structure of the parking assessment surcharges to affected businesses in the downtown area. Greg Armstrong, Assistant City Traffic Engineer, responded that the City's Finance Department is reviewing the collection mechanism and possible revisions to the program.

4. HOUSING ELEMENT TO THE CITY OF FRESNO'S GENERAL PLAN

Lois Johnson, Supervising Planner, Planning Division of the Development Department, made a presentation on the update of the Housing Element to the Fresno General Plan. This update is state-mandated to be prepared once every five years. Ms. Johnson described the two surveys that were completed as part of the update: a vacant land survey completed by the Consultant, Valley Research and Planning Associates, and a housing survey completed by City staff. Ms. Johnson briefly summarized the data in the document including the organization of material pertaining to changes in the population, household size and income, and the characteristics of housing units. Ms. Johnson described the decision process required regarding the infrastructure and the possible constraints and barriers to affordable housing such as financing, lengthy governmental processes, and the perceived, adverse conditions in older areas. Ms. Johnson elaborated on a variety of housing program goals and policies. Discussion ensued pertaining to the issues of emergency housing and single room occupancy facilities.

After Ms. Johnson completed her presentation, she requested comments and recommendations on the proposed Housing Element from the Commission. Commissioner Milhahn commented on several areas of the Housing Element, including the need to strengthening code enforcement. Discussion ensued and Chairperson Calandra called for a special meeting of the CADC on March 26, 1992, for the purpose of incorporating the Commission's comments and recommendations in the Preliminary Housing Element, and adopting a resolution to recommend the Preliminary Housing Element to the City Council.

5. OAKLAND TOUR, "BEAT HEALTH"

Roselyn Clark, Chair, Fresno Police and Neighborhood Watch Association, presented her comments and related experiences of a recent tour to Oakland, California, at the invitation of the City of Fresno Police Chief, to observe a program called "Beat Health". She explained that "Beat Health", was a unit of the Oakland Police Department, and is a program to eliminate drug houses in neighborhoods. Ms. Clark covered several aspects of the program such as state and local legislation that enforces the program, procedures to make owners and tenants responsible for nuisances and coordinated code enforcement. Ms. Clark informed the Commission that there was a possibility that a similar program could be initiated in the City of Fresno.

Central Area Development Commission
Minutes of March 12, 1992

Commissioner Milhahn presented the following proposed changes to the Resolution to approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno as presented to the Central Area Development Commission at its regular meeting of March 12, 1992:

- First paragraph, second line, ". . .special ~~regular~~ meeting of March 26 ~~12~~, 1992.
Fifth paragraph, second line, "...March 12, 1992, and its special meeting of March 26, 1992,
Sixth paragraph, first line, ". . .certain ~~no~~ recommendations for modifications to the
Preliminary Housing Element as contained in Exhibit 1; and
Eighth paragraph, second line, "...the said element with recommended changes, as included
in Exhibit 1,
Ninth paragraph, fourth line, ". . .~~without~~ with the modifications contained in Exhibit 1.

On motion by Commissioner Milhahn, seconded by Commissioner Montanez, duly carried, RESOLVED that the Central Area Development Commission adopt a Resolution to approve and recommend the Preliminary Housing Element for adoption by the Council of the City of Fresno, as amended. The motion was approved by the following vote:

Ayes: Calandra, Milhahn, Montanez

Noes: None

Absent: Lanfranco, Webster

ADJOURN

On motion by Commissioner Milhahn to adjourn, seconded by Commissioner Montanez, and unanimously carried, the meeting was adjourned at 6:10 p.m.

ated this ____ day of _____, 1992.

Linda M. Calandra, Chairperson

Kathleen Paley, Economic Development Manager

City of Fresno
Historic Preservation Commission
March 23, 1992

MINUTES

The meeting was called to order at 5:15 p.m. by Chairman Art Dyson. Commissioners present included June Benck, Bob Boro, Russ Fey, Chuck Pansarosa, Michael Weil and Art Dyson. Commissioner Ali Shabazz was absent. Citizens present included Blanche Milhahn and Kenneth Hohmann. Staff present included Jerry Todd, Lois Johnson and Roger Taylor.

The minutes of February 24, 1992, were approved with corrections.

The first item of business was the election of officers. Russ Fey nominated Chuck Pansarosa for chairman, with a second by June Benck. June Benck nominated Ali Shabazz for vice-chairman, seconded by Chuck Pansarosa.

The staff presented a slide program which was produced by the National Trust for Historic Preservation on the subject of the Secretary of the Interior's Standards for Rehabilitation. Commissioner Weil suggested that the program be shown to the Tower District Architectural Review Committee.

The commission reviewed the new form to be used for the review of homes which are proposed for rehabilitation projects by the Housing Division of the Economic Resources Department. There were no suggestions for additions or deletions. It was recommended that the same form be used for applications processed by the Tower District Architectural Review Committee.

The Eaton Flats Relocation Project (125-131 N. Fresno Street) discussion was primarily devoted to the issues concerning the site located at 745 E. Cambridge Avenue. A 12 unit apartment building there was substantially damaged by a fire. The site is zoned R-3 but the Tower District Specific Plan has designated the land use as single family residential. Brian Setencich is interested in having the site cleared as soon as possible. Jerry Todd stated that there is a substantial file of code enforcement issues on this property. He is preparing a report concerning it for the City Council. Staff member Taylor volunteered to contact the City Arborist, Hilary Cowger about saving the large deodar cedar on the site. David Davenport, a private citizen, has inquired about the use of this site for the relocation of the house which is now located at 350 N. Fulton, and is in the Freeway 180 right of way. The consensus of the commission was that a way should be found to use 745 E. Cambridge for one of the relocation projects. It was also suggested that the City waive rezoning fees. Commissioner Boro reported that workloads caused by a shortage of staff led Dennis Gaab to say that his department would not be able to assist in the search for alternate sites for the relocation of Eaton Flats. Commissioner Fey asked if the Housing Quality Survey worksheets could be used to locate other vacant sites in the Tower District.

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Commissioner Pansarosa asked about the status of the SHPO report on Ray Beach's followup historic survey, and environmental report on the Fresno Street widening project. The status was not known. It was subsequently learned that the SHPO response has not yet been received by Ray Beach.

Lois Johnson, Supervising Planner in the Planning Division, gave a report on the General Plan Housing Element Update. A new feature of the element is the inclusion of available grants and loans. A new development in the housing policy of the State of California is that of cutting back on standards to make housing more affordable. A report containing excerpts from the element was provided for each commissioner. As part of the preparation of the Housing Element a survey of housing quality was conducted. The Housing Quality Survey identified structures that required either rehabilitation or demolition. Jerry Todd advised the commission that those structures recommended for demolition by the survey would not be arbitrarily demolished. The code enforcement activity, due to budget limitations, would only deal with the worst cases of health and safety, structures subject to repeated criminal activity and property owners with a history of resistance to code enforcement efforts.

The Planning Commission will hold its public hearing review on April 15, and the City Council will hold its public hearing on April 28.

Commissioner Fey indicated that he had talked with a number of people about the Housing Element Update. Fey suggests that the Element would be more valuable if it used a fresh approach to the subject with new ideas and especially to suggest that blight areas be replaced with restoration. It is necessary to change the community's attitude towards old housing stock and older neighborhoods. It was pointed out that older neighborhoods have vacant lots and many substandard units which could be used for relocations or restoration, respectively, with the advantage of having existing infrastructure such as utilities, parks, schools, and other public services. Commissioner Fey will prepare a report to present to the Planning Commission hearing on April 15. He would like to recommend the adoption of a Historic Overlay Zoning, and to bring together bankers and neighborhood people.

Commissioner Boro explained the operational statement of the Tower District Specific Plan Design Review Committee. The control of that committee has been taken from the citizens Implementation Committee and given to the City Council. As it now stands, the Historic Preservation Commission is required to nominate two members (to a committee of seven) and an alternate for the Design Review Committee.

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The current committee includes six members, and therefore the Historic Preservation Commission may recommend one additional person for the Design Review Committee and one alternate (A second recommendation of the Historic Preservation Commission will be considered when there are openings for such). The current members of the committee include Michael Weil, Kirsten Peters, Jim Lutz, Rachael Mosley, Michael Weil, and Laura Horsford.

Names suggested for the committee member included Peggy or Nick Bronzon, Jim Michael, Judy O'Donnell, Dennis Tyler, and Dan Robinson. Commissioner Boro recommended that the chairman be granted authority to report to the Citizens Committee, the names of persons that would be willing to serve on the Design Review Committee.

Chairman Dyson reported on the letter of support for the nomination of the Tower Theatre for recognition by the League of Historic American Theaters, Historic American Theater Preservation Award. The letter was prepared by staff member Taylor in response to an 11th hour request by Jim Lutz. In order to meet the deadline for the application the letter was prepared by staff and reviewed by Chairman Dyson. Most of the other members of the commission were contacted by phone regarding this letter.

Commissioner Fey reported on the special meeting at Roger Rocca's Music Hall, on March 14, 1992, for the purpose of planning strategies to save the Old Administration Building at Fresno City College. About fifty people attended. Preservationists want to save the entire structure, and the SCCCD trustees mostly favor total demolition. Costs for demolition and restoration have been calculated by the district and preservation experts with varied results. Most issues on the subject had been covered in previous discussions.

Commissioner Fey also raised the issue of the proposed City College Library addition. The library, built in 1933, is on the local register, and although deemed to be eligible for the National Register, it has not been nominated for that. Without having seen drawings, there is concern that the addition would not be sensitive to the historic fabric of the library both interior and exterior. Fey suggests that the district should consider this project as an opportunity to do a good job with the integration of the old and new as means of local pride and broadscale recognition from outside the local community. Successful additions to historic buildings, especially major public buildings, usually get a lot of good publicity. We should write a letter to Dr. Stewart to encourage a positive project which is compatible with the existing historic fabric of the structure. The City of Fresno Historic Preservation Commission,

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acting from a neutral position rather than advisory position, could perhaps encourage good feelings and cooperation.

Commissioner Weil asked about the historic status of the library and who is the decision making authority for Fresno City College property. The school is subject only to the State of California and not bound by local laws or building codes. The library is on the Local Register only, but has been designated as eligible for the National Register by the original historic buildings survey.

There was a discussion concerning the experience of the State Center Community College District trustees and their relationship to the staff, especially on the issue of the Old Administration Building. Another reference was made about other schools being able to use old buildings, referring to Stanford, Yale, Harvard, Princeton, etc.

The suggested letter would include an offer of assistance to help place the library on the National Register. Additional suggestions included making personal contact with SCCCD trustees and also contacting assemblymen and the State Office of Education.

Commissioner Fey moved, with second by Commissioner Boro that a letter be sent to Dr. Stewart, concerning the library addition, suggesting the use of the Secretary of Interiors Restoration Guidelines and offering assistance with a National Register nomination application. Vote 6-0.

Commissioner Pansarosa requested that steps be taken to remove a dead and fallen tree and secure the structure at 2024 Amador Street, also known as the Evinger Home.

Blanche Milhahn requested that agendas be mailed. Commissioner Boro also requested that minutes be prepared and distributed, preferably two weeks prior to commission meetings.

Commissioner Pansarosa requested that the proposed City of Fresno sign ordinance be put on the agenda for the next meeting.

The meeting was adjourned at 7:25 p.m.

Roger B. Taylor
April 2, 1992

KEN HOHMANN
4111 N SHERMAN ST
FRESNO CA 93726-4233
(209) 227 5232

DATE: APRIL 15, 1992

TO: PLANNING COMMISSION OF THE CITY OF FRESNO

SUBJECT: CITIZEN COMMENTARY REGARDING THE FINAL DRAFT OF
THE 1991 GENERAL PLAN HOUSING ELEMENT, DATED
JANUARY, 1992

The State's criteria for the update has apparently not changed and, essentially, includes a report on all new or proposed housing activities; a report on all housing activities that have been discontinued; and an evaluation of the City's effectiveness of the housing programs as compared to its goals and objectives.

The Final Draft, dated January, 1992, consists of approximately 265 pages and repeats, almost verbatim, most of the 197 page report of July, 1985. Amazingly, with the extensive citizen involvement in this Final Draft Report, there are important gaps between what the report states about existing housing programs and what has actually been happening. The purpose of this paper is to identify some of these disparities and suggest that a more candid evaluation of the effectiveness of these programs would be very much in the public interest.

Page V - 4: Historic Preservation

By reading this section, one would gain the impression that all is well with regard to the preservation of historic housing (and other types of buildings) within the Fresno-Clovis Metropolitan Area (FCMA). However, even the Draft Report refers to the Historic Preservation Commission (HPC) as being "reinstated" as a separate agency. As was cited in the 1985 Housing Element, the Council disbanded the initial HPC in a cost-cutting action (along with several other bodies), and transferred its responsibilities to the Planning Commission. As time went by, it became rather obvious that that Commission did not have sufficient time nor interest in the furtherance of historic preservation. Eventually, politicking from the Historic Preservation Committee of the Fresno City and County Historical Society effected the reinstatement. However, now that it has been reinstated, the available staff is totally inadequate to service the HPC. Also, very little empathy appears to exist within the present administration with regard to the Commission's objectives. For example, the City did not fund a request from the HPC for a \$15,000 pilot study to commence the identification of additional historic structures in the City. In addition, City Staff was derelict in protecting the "historic" apartment building at 125-131 North Fresno Street from vandalism while efforts were being undertaken to find a buyer to relocate and preserve it following the widening of Fresno Street. At this point, it appears

highly unlikely that relocation will be feasible. Likewise, the Redevelopment Agency's intended demolition of the 68 year old Stelbert Apartment building at 831 N Street was not referred to the HPC to determine whether or not it had any historic significance, even though the Agency's Amended Mitigated Environmental Assessment categorically stated that it has no such significance (without identifying the architectural historian who made such a finding) existed.

Furthermore, the City procrastinated in its boarding-up and fencing of the historic Evinger House and, consequently, has allowed it to deteriorate to a point of no return.

Suffice to say, there is little constructive activity within the City of Fresno when it comes to historic preservation and the Final Draft should say so. At least the Report should include the number of residential properties included on the Local and National Registers so that there can be a finite comparison of similar numbers during the next formal review of the Report in 1997.

The Final Report refers to the conservation oriented Tower District Specific Plan. It would be helpful to include something about the status of the Plan, the number of properties that are affected, the pending hurdles and, perhaps some success stories that have unfolded. Even to state that the District's Architectural Review Committee is in the formative stages would be helpful.

It would also appear helpful for the Report to include references to the City's Budget for the HPC as a benchmark for future analyses of this aspect of the City's housing preservation efforts.

(Page V - 8) Redevelopment Agency of the City of Fresno

Because of the consolidation of the Redevelopment Agency with the Council and the Agency's staff with the Development Department and the Economic Resources Department, the Final Draft has no heading for the Redevelopment Agency of the City of Fresno. It reports the fact that the Department was "expanded" but it doesn't offer any explanation as to why or how this reorganization differs from the reorganization that was mentioned in the 1985 Report.

At this point in the Report a reference is made to the "Community Development Commission".and states that it "serves" the Economic Resources Department. It would be more appropriate to state that the Housing and Community Development Commission is served by the Department. The Commission is a part of the policy-level mechanism of the City, whereas Staff's role is to implement and administer adopted policies.

The Draft Report refers to the Community Block Grant Program in some detail but, for some unknown reason, makes no reference at this point to the state

mandated Low - Moderate Housing Account consisting of a minimum of 20% of funds collected through the Redevelopment Agency's Tax Increment Revenue Bonds. Reportedly, there is usually about \$2,000,000 in that special housing fund. Because of the very unique characteristics of these affordable housing funds (no matching funds required, no special plan compliance required, etc.), the Report should be highlighting their availability by including the existing and estimated dollar amounts involved and by citing the existing and planned programs. Although some of this information is in the recently adopted Comprehensive Housing Affordability Strategy (CHAS) Report, it should also be included with the Housing Element.

Ideally, all of the housing issues of concern to the City should be coordinated through the Housing and Community Development Commission, Planning Commission, Housing Element Citizens Committee, Historic Preservation Commission, Housing Authority of the City of Fresno, NOAH, etc., in order to provide the various advisory bodies concerned with housing issues with usable information. It may even be beneficial to restructure some of these commissions so that they are better motivated and qualified to focus on these important issues. At this point, it should be noted that on Page C 61 of the recently completed Little Hoover Commission Report, the Commission determined that there has been a lack of leadership and vision with the Redevelopment Agency for the past fifteen years and recommended that the Council create a separate Agency.

The Final Draft Report indicates that the revised three-year goal for housing rehabilitation assistance was 829 units, but fell short by 358 (43%). The new construction goal appears to be in even worse shape. Apparently only 16 units, instead of the 469 revised goal units (3%), were expected to begin construction. Certainly such gross discrepancies deserve an explanation in the Report.

(Page V - 15) HOUSING AUTHORITY OF THE CITY OF FRESNO

The Final Draft Report states that there are 1,062 Traditional Public Housing units in the FCMA, as opposed to 1,127 in the 1985 Housing Element. The Draft does not state what caused the loss of the 65 units nor does it report how many are unavailable while awaiting modernization (130 units, or 12.3%), or that the Authority experiences about a 5% vacancy rate (46 units) for the remaining available units. Apparently, this information was not forwarded to the Development Department staff by the Housing Authority staff, but just from driving around the City, it is possible to observe two traditional public housing projects (Monte Vista Terrace (58 units) and (Upper) Sierra Vista Terrace (72 units) having been boarded up and fenced for many months, if not years. Also, it should be noted that 20 units of the Monte Vista Terrace Project will have to be physically removed from the site due to construction of the extension of Freeway 180. Although it is estimated that these units will be completely modernized within the next two years, the Authority will then move on to other projects developed as a result of the 1949 Housing Act and bring them up to

date. Unfortunately, the \$8,000,000 previously available from the Federal Government will now be reduced to about \$2,500,000. Consequently, the extensive time required to refurbish the above projects will appear speedy compared to future efforts. This means that there will be a number of units unavailable for occupancy throughout the life of the 1992 Housing Element and some attempt to identify this fact should be undertaken prior to the adoption and certification of the Report.

During the Citizen Committee meetings on the housing element, it was learned that more than 14,000 eligible families are awaiting accommodations in public housing units. Although it turns out that that figure applies to all of Fresno County, the vast majority of that number must be related to the FCMA. Furthermore, when it is considered that the City of Clovis (Population 56,500) has no traditional public housing, it places an even greater reliance on the City of Fresno. Additionally, it was more recently stated that there are now 20,000 families listed on the Authorities' waiting lists.

(It might also be noted that the two housing authorities received a staff proposal during their April 1, 1992 rescheduled meeting whereby \$20,000,000 worth of mortgage credit certificates could be applied for by each agency for the purpose of assisting low income families in purchasing housing. The Fresno Realty Board President was in attendance and spoke in support of the proposal and the two Authorities approved the processing of such applications to the State).

The Final Draft virtually duplicates the verbiage of the 1985 Housing Element's text as it describes the organization, operation and function of the City and County Housing Authorities. This includes a statement that they are an administrative arm of the state. However, when the Draft discusses the City's Redevelopment Agency, it fails to include a comparable description, even though the legislative authority for both housing authorities and redevelopment agencies is found in the State Health and Safety Code (Chapters 34 and 33, respectively). In addition, a similar description could be made under the County's Community Redevelopment references, commencing on Page V - 10. Furthermore, in view of the fact that the Housing Element is prepared by the City, rather than the Housing Authority, it would be expected that there would be a more complete coverage of the organization and functions of the Redevelopment Agency than of the Housing Authority. Ironically, what with the consolidation of the Redevelopment Agency Members with the Council and the Agency's staff with the Development Department and then later shared with the Economic Development Department which was more recently reorganized into the Economic Resources Department, there is virtually no reference to the Redevelopment Agency, as such. Even under 'redevelopment administration,' there is no clue as to the importance of housing improvement operations that are inherent with that aspect of local government.

The Final Draft also makes no reference to the anticipated transfer of several hundred thousands of dollars by the Redevelopment Agency to the Housing

Authority of the City of Fresno. Again, some of this information is contained in the CHAS Report. It would also be helpful for the Report to reference the State requirement that L & M Funds must be converted into affordable housing programs within a prescribed period or be automatically assigned to the Local Housing Authority.

Another critical affordable housing issue concerns the termination of numerous Section 8 20-year contracts. Without such a contract, these units become a part of the City's conventional rental housing inventory. Approximately 95% of these units are located south of Ashlan Avenue, amounting to 3,123 units. Interestingly, there are no projections of this program included in the Report, even though it does state that 2,300 households are currently on the waiting list. If there is no replacement of the Section 8 Affordable Housing Program, the City will be in even a greater affordable housing turmoil.

General Comments

The Final Draft Report includes state and federal mandated directives as if they were the City's own individual idea. It is suggested that the Report clearly identify those policies which are unique to Fresno, because many of them are mandates from above. This includes the Manufactured Housing policies cited under III-7 (which have probably translated into less than a dozen units) and the Granny Housing legislation. The Report states that it is the City's policy to "Assure the fairness and adequacy of compensation and relocation assistance to persons and families displaced by public programs." (Policy 14, Page VI - 30). By reading this policy, you will learn that 11 homes are being displaced from the FAT area because of unsafe noise and that current funds are available. Interestingly, no mention is made of the displacement proceedings that were anticipated in the clearance of the 24 unit Stelbert Apartment (831 N Street) as a part of the McCormick-Barstow Project. There are also references to federally required relocation processes (citizen participation, avoidance of displacement of low and moderate income persons, providing programs to preserve and expand affordable housing) and yet the Redevelopment Agency of the City of Fresno has been found to be remiss in its interpretation and implementation of several of the criteria for administering these processes. Although it would be nice to facilitate verification of such operations, the question remains as to just how a citizen could readily acquire enough information to be assured that relocation payments were fair and adequate.

Apparently, the City has a working relationship with the Housing Authority whereby displaced householders are automatically placed at the top of a public housing waiting list. That reassigns those who had reached the top of the list on their own to a longer wait.

Lastly:

1. **Page I - 3:** The 1984 General Plan reproduction is illegible. Perhaps it should be enlarged and printed in four sections to achieve some meaningfulness.
2. **Page V - 21:** POLICY 8 pertains to the encouragement of lower cost private housing by the building industry. It flies in the face of numerous state mandates, code enhancements and the general transfer of municipal operating costs to the property owner, especially infrastructure facilities that have historically been provided from the locality's tax base. The history of mobilehome subdivisions in California, let alone Fresno, is very limited. Even the Victoria Estates development on West Clinton Avenue, was a unusual event. Obviously, market demand for such concepts have not developed to the extent anticipated ten or twelve years ago. (This policy is also closely related to Goal No. 7 and both of these statements sound as though they may be in conflict with Goal No. 5).

Likewise, the concept of a manufactured mobilehome unit on an isolated single-family lot has not taken hold in Fresno. Perhaps six to ten may exist at this time, even though the legislation has been available for about eleven years.

It would be interesting to know to what extent the use of centralized application processing has resulted in savings to the home industry. Very recently, a former City employee visited the Development Department for approximately six-hours in an attempt to obtain a building permit. He was unable to obtain the permit. By the way, the permit was for a fence.

In this same section, mention is made of the State's Historic Building Code as an administrative mechanism to waive arbitrary standards. Although there have been successes in this regard locally, there are other instances where very strict interpretations have prevailed. Furthermore, because many potential historic buildings have not yet been identified (See Page V - 4, above), this special building code would not even be considered.

It should be mentioned that during 1966-67, the City participated in an experimental low-cost housing development in Southwest Fresno. The outcome was unsuccessful. Another example of special design standards being applied was the special legislation for the Spano Tract along South Fig Avenue just south of Church Avenue. This development is now known as the "U" and can also be classified as unsuccessful.

3. **Page V - 15:** Add last portion of sentence that was perhaps copied from Page 142 of the 1984 Preliminary Draft Housing Element.'
4. **Page VI - 14:** POLICY 5; the Draft Report doesn't state how the City has implemented the Exterior Building Maintenance Ordinance. However, during the past 27 years, it has been common practice to convert carports

or garages into living quarters without building permits or replacement covered parking and suffer no consequences (unless a complaint is filed by other than a City employee).

5. **SUMMARY - 1.** Within Paragraph 4; change "...this data is..." to "...these data are...." The word "datum" is singular and the word "data" is plural. Also, it is suggested that a legible map of the FCMA be inserted and referenced at this point in the Draft Report.
6. **SUMMARY - 13:** Denote Goal No. 18 as a state mandated housing finance program and should be so denoted. Also, Goal No. 21 should be amended to read "...and non-profit housing organizations...."
7. **SUMMARY - 15:** Under Policy 17, change "insure" to "ensure."
8. Somewhere in the Report, add a reference to subsection 907 (c) of the Fresno City Charter, wherein the Planning Commission of the City of Fresno has the power and duty to:
 - (c) Make recommendations concerning proposed public works and for the clearance and rebuilding of blighted or substandard areas within the city.

April 11, 1992

Fresno City Planning Commission
City Hall

RE: Housing Element

As a member of the Central Area Planning Task Force which developed the Central Area Community Plan (CACP), I have have three concerns with the draft of the 1991 Housing Element.

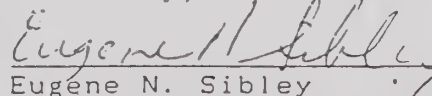
The first concern is with the densities designated for the Central Area. The CACP calls for a reduction of density for the residential areas North of Divisadero to no more than R-2, except where the property to be developed in conformance with current Planned Development standards on two or more acres. This strategy was adopted to help stabilize neighborhoods and counter the trend of declining owner occupancy within the Central Area. The Housing Element should be changed to bring it into conformity with the CACP and the Planning and Procedures Ordinance (PPO).

The second area of concern is with the section on the Homeless in chapter II, especially as it deals with single adults. The Homeless Special Issue Paper in the CACP (copy attached) addressed many aspects of this sensitive subject. It was feared that providing most or all of the services for these individuals in the Central Area would concentrate homeless individuals in economically sensitive areas in a detrimental manner. It was hoped that the Homeless Special Issue Paper could provide the impetus for a full discussion and coordinated planning effort in the Social and Housing Elements of the next General Plan update to both provide adequate services to homeless individuals, and to share the burdens imposed equitably throughout the community. Additionally, the only service for this segment of the population addressed in the Housing Element is emergency shelter. Housing is more than shelter, it encompasses health and safety issues. I believe that rewriting this section of the Housing Element, and coordinating the with the Social Element, to address these issues is not only appropriate, but essential.

Lastly, I found no strategy or significant discussion of Single Room occupancy units (SROs). This type of housing has the potential for meeting the needs of some homeless individuals, as well as many low to moderate income individuals.

I very much appreciate your, and staff's, time in examining these issues.

Sincerely,


Eugene N. Sibley

12.0 SPECIAL ISSUES

12.1 HOMELESS

12.1.1 BACKGROUND

Purpose

The homeless population in the Central Area is a major problem which seriously impedes the stability and prospects for revitalization of the Central Area's neighborhoods and business districts. For discussion purposes, the term "homeless" actually applies to: 1) families with children, 2) couples and individuals in need of temporary shelter, and 3) chronically homeless individuals, or "street people." The homeless population also includes migrant laborers and "skid row" inhabitants. The homeless, primarily the street people, are a point of controversy due to specific concerns about their negative impact on the image, economy, safety, and environment of the Central Area, especially in the Fulton Mall and Chinatown.

The Central Area must not be the only location for programs to address the problems of the homeless. The burden of responsibility for this problem should be shared by the entire community. Policies must be developed to ensure a more equitable community-wide sharing of responsibility and the development of solutions to address specific problems.

Existing Conditions

The Adult Interagency Task Force of Fresno estimates the number of homeless in Fresno County to range from 1,700 to 3,000 individuals. Estimates show that one in three homeless persons (38 percent) in Fresno County are chronically mentally ill. This may reflect the impact of the mental patient "mainstreaming" programs of the 1970's.

In November 1987, the City Council adopted a "three-tier" concept for administering homeless services as a means to make use of homeless services already existing in the City and to provide for expansion of those facilities and services to meet the needs without costly duplication of effort. The three-tier concept is an approach used by other cities, private groups, and agencies that have been operating successful homeless programs from basic overnight shelters to comprehensive transitional programs that provide full supportive services. The three-tier strategy provides shelter for the homeless within a program that begins with "basic shelter" defined as overnight accommodations for single males and transients; the second tier is "emergency housing" which provides temporary housing for families for a 30 to 60 day period; the third tier is "transitional housing" for families and individuals that are provided with intensive instruction and counseling to prepare them for conventional or permanent housing. A summary of the City's three-tier strategy is included in the Appendix.

The majority of nongovernmental services for the homeless in the Central Area are provided by the Poverello House and the Rescue Mission. Both of these service organizations are privately funded. The Rescue Mission provides meals and a night's lodging without daytime activities. The Poverello House primarily serves meals during the daytime and is without nighttime activities.

Issues

- o The County's current practice of releasing "homeless" prisoners from the jail facilities located in Courthouse Park has significantly impacted the economic climate of and has contributed to a negative image for the Central Area. The constant presence of vagrants and panhandlers in these sensitive areas compounds the negative perception that the Central Area is an unsafe place for pedestrians.
- o The presence and high visibility of "street people" on the Fulton Mall and in Chinatown has impacted their economy and contributed to the decline of patrons. A great many of the fires that have damaged unoccupied buildings in the Central Area have been attributed to "street people."
- o The use of public spaces and facilities (trash containers, fountains, benches, and planters) and vacant buildings for such every day needs as food, shelter, bathing, and elimination of body wastes are not only offensive to the community, but also deleterious to the public's health and safety.
- o The relocation or removal of the "street people" element from the Central Area, especially the Fulton Mall and Chinatown areas, is one of the first steps recommended by affected merchants, neighbors and property owners. This may be controversial in terms of "social equity" if not combined with positive programs to treat the individuals with a sense of humanity, rather than as common criminals.
- o Any approach to mitigate the impacts of the homeless is complex, involving numerous public agencies involved in code enforcement, social service programs, and homeless families. It must deal with the chronic vagrants, limited public services, land uses which exacerbate the issues and homeless families and individuals who are in "rock bottom" situations.
- o The services provided by the Poverello House and the Rescue Mission are unique to each organization and related to their respective purposes and organizational missions. They do not overlap in functions that would satisfy all of the basic needs of the homeless population, especially the "street people." A "gap" exists in the kind of services being provided since one is primarily daytime meal-oriented and the other is primarily nighttime shelter. The "street people" have no where to go during the day. This gap appears to contribute to the high visibility of "street people" throughout the Central Area during periods of nonactivity at these facilities. "Street people" migrate between the service organizations and the downtown area in search of activity, the occupation of time, shelter, and food.

12.1.2 PLAN APPROACH

The Central Area Community Plan seeks to build upon the City's three-tier strategy for administering programs for the homeless. A main priority of the Plan is to fill the gaps in the first tier program in order to reduce the negative impacts created by the presence and high visibility of "street people" within its economically sensitive areas. This Plan also recommends steps to address the provision of facilities for homeless families so they are located in a positive neighborhood environment, accessible to basic support facilities.

Proposed Social Service Area

An initial step would be to limit the capacity of the existing social service organizations to control the number of people being served at their present location. This would mean that any further facility increases by these or similar agencies would be developed away from the Central Area in a concept to decentralize the social facilities and not overly impact any segment of a community.

Another step would be the development of a social service facility that would fill the present gap in services. This facility would be a combined shelter, service, and activity center that could be situated in underutilized land south of Santa Clara Street and the Southern Pacific Railroad tracks. The social service facility, developed by a public/private partnership, would complement the existing operations of the Rescue Mission and Poverello House and could operate in a manner similar to the Swinging Door Program in Salinas or the new homeless center proposed in Bakersfield.

Development of a service center for the homeless and street people, such as the Swinging Door Program in the City of Salinas, can have multiple benefits for the city. The Swinging Door Program provides daytime shelter, refreshments, companionship, laundry and shower facilities and where possible and appropriate, referral to public service agencies. It also serves as a point of contact for the homeless with caseworkers and health care services offered through public agencies.

The Swinging Door Program in Salinas demonstrated a marked reduction in the use of city and county services, as well as a positive impact on the Salinas downtown businesses and the homeless. Hospital emergency visits declined 83 percent. The Police Department reported a 59 percent drop in arrests and subsequent jail bookings of homeless people over the three-month study. These numbers were significant, and over the long run were expected to have a substantial impact on the City Police and County Jail operations since arrests usually resulted in subsequent bookings at the County Jail.

In Fresno's situation, the primary purpose of the facility would be to provide for basic human needs and a more effective program in reducing the visible presence of "street people" in the Central Area. The proposed facility would be a positive attractor for the City's existing 800 to 1200 homeless providing a more healthy, humane, acceptable location for their activities and socializing. Basic services would include: restroom and

bathing facilities, first aid and medical referral services, unobtrusive spaces for social and employment service personnel, interior as well as exterior public spaces which are safe and drug free, and possibly laundry facilities and a clothing exchange program.

To ensure the distribution of responsibility for the homeless population throughout the entire city, the social service facility and its services should be limited to the current homeless population and any future expansions should be regulated and restricted. The facility could serve as a model for future facilities that could be developed in other areas of the city.

The social service facility will not completely resolve the problems of "street people" in the Central Area, especially in the Fulton Mall and Chinatown. The services provided by the proposed facility would attract a majority of those individuals but, unfortunately, the remaining will be the hard core vagrants and panhandlers. Controlling problems caused by this group of "street people" will require strict enforcement and implementation of existing "police powers." City ordinances which address specific problems associated with the homeless should be reinforced.

Emergency Shelter for Homeless Families with Children

Another aspect of the homeless that the Plan addresses is the location of emergency facilities for homeless families. These facilities should provide a positive environment with such support amenities as adequate on site open space, nearby schools and parks, and should be in predominately residential environments. The location of emergency housing in the Central Area's business districts, even on a temporary basis, conflicts with adjacent land uses and detracts from the overall commercial and office environment. Such locations lack the physical amenities and services to adequately address the needs of homeless families, especially the ones with children. Family shelters should not be located in such a predominately nonresidential area, as was the case with the Fresno County Economic Opportunities Commission's use of the former Virginia Hotel as an emergency shelter for families.

The Plan's recommendations are primarily concentrated on the chronically homeless or "street people." The negative impact of this particular population group on the revitalization and economic development efforts proposed for the Central Area must be understood and receive priority attention.

The problems of the homeless are many and should be addressed in a broader context by the entire community. It will take the combined efforts of the public and private sectors to address and resolve these problems. However, with a sincere effort, the result can be the development of a well-coordinated, cost-effective, multifaceted approach to meet the emergency needs of all the homeless population and protect the economic viability of the Central Area from the negative impacts of chronic vagrants.

12.13 GOAL, POLICIES AND IMPLEMENTATION ACTIONS

Homeless Goal

Free the Central Area of the negative impacts resulting from the presence of the homeless in vacant buildings, on streets, and in public spaces.

Homeless Policy 1

Eliminate the problems created by the homeless in the Central Area.

Implementation Actions

- Hom 1-1 Identify the actual or perceived problems created by the homeless.
- Hom 1-2 Develop and enforce City ordinances which specifically address the health, safety and image problems created by the homeless.
- Hom 1-3 Enact a garbage lock down ordinance for the commercial and industrial districts of the Central Area to prevent the use of trash bins as a source of food and shelter.

Homeless Policy 2

Minimize the impact of "transients" or "street people" by developing facilities and a service delivery system which attracts them to service facilities not located in economically sensitive areas.

Implementation Actions

- Hom 2-1 Develop a well-coordinated public/private partnership to provide a secure multipurpose daytime facility (along the lines of the Swinging Door Program in Salinas) in the vicinity of the Rescue Mission and the Poverello House. It should have a number of unobtrusive spaces where individuals may obtain a variety of services, including access to a public health nurse, social workers, mental health professionals and employment representatives.
- Hom 2-2 Coordinate with the County Sheriff's Department to provide transportation for County jail releasees with no known address to the multipurpose facility at the time of their release.

Homeless Policy 3

Emphasize the need for the entire City to share the burden of the homeless population by limiting the capacity of accommodations and services for the homeless in the Central Area.

Implementation Actions

- Hom 3-1 Establish a population cap (limitation) for the homeless to be served by the proposed multipurpose facility. The homeless in excess of this cap will be referred to other facilities outside the Central Area.
- Hom 3-2 Develop a specific plan to coordinate the services and facilities of the homeless population to disperse them throughout the community.
- Hom 3-3 Amend the City Zoning Ordinance to require a Conditional Use Permit to construct or expand any facility which provides services to the homeless within the Central Area. A comprehensive Social and Economic Impact Analysis will be required as part of this permit process for new proposals.

Homeless Policy 4

Promote a cooperative, coordinated effort at all levels of the private and public sectors to meet the immediate needs of the homeless.

Implementation Actions

- Hom 4-1 Identify available resources from the private organizations and public agencies which deal with the homeless problem.
- Hom 4-2 Provide a forum to review existing services and to restructure service delivery into a well-coordinated, efficient system.
- Hom 4-3 Develop a clearinghouse for continued cooperation and coordination in providing services.

Homeless Policy 5

Shelters and services for families with children should be tailored to their particular needs.

Implementation Actions

- Hom 5-1 Emergency shelters and transitional housing for families with children should have adequate on-site open space and be near schools and parks.
- Hom 5-2 Provide either on-site child care, counseling and training, or transportation to these services to enable the parents to obtain employment and become self-sufficient.

Fresno Neighborhood Alliance

P.O. Box 5956

Fresno, Ca. 93755

DATE: MARCH 5, 1992

TO: CITY OF FRESNO CITY COUNCIL

FROM: FRESNO NEIGHBORHOOD ALLIANCE

RE: 1991 CITY OF FRESNO GENERAL PLAN HOUSING ELEMENT
COMMENTS ON THE FINAL DRAFT

IN REGARDS TO THE HOUSING ELEMENT, FRESNO NEIGHBORHOOD ALLIANCE
HAS THE FOLLOWING CONCERNS:

1. CHAPT.VI-14 THIRD PROGRAM: CODE ENFORCEMENT IMPLEMENTATION

THIS HAS BEEN A LONG NEGLECTED AVENUE OF RELIEF FOR BLIGHT
PREVENTION / REMOVAL AND NEIGHBORHOOD SECURITY, WHICH SHOULD BE
STRENGTHENED BY INCORPORATING THE FOLLOWING FEATURES:

(a) INVOLVE COMMUNITY ORGANIZATIONS(INCLUDING BUT NOT
LIMITED TO NEIGHBORHOOD ASSN'S & GROUPS) IN THE FORMULATION OF
LEGISLATION/ ENFORCEMENT IDEAS RE: CODE ENFORCEMENT PRIOR TO
FINALIZING ANY CODE ENFORCEMENT MEASURES

(b) CONSIDER ENFORCEMENT FEATURES WHICH INCLUDE:

(1) STRICT ENFORCEMENT WITH TEETH OF THE BUILDING CODE
& OTHER APPLICABLE CODES & ORDINANCES

(2). AUTHORIZE & CARRY THROUGH ON "ABATEMENT PROCEEDINGS"
ESPECIALLY FOR CRACK/DRUG HOUSES. UNDER CALIFORNIA LAW , AFTER
OBTAINING A COURT ORDER & POSTING A LEGAL NOTICE ON A PROPERTY
THAT "SELLING, USING, GIVING OF ILLEGAL DRUGS INSIDE THE HOUSE
WOULD VIOLATE A COURT ORDER", THE CITY COULD PUNISH FURTHER
VIOLATIONS BY EVICTING THE RESIDENTS, BOARDING UP THE BUILDING, &
FINING THE OWNER 1 YEAR'S RENT. UNDER THIS PROCESS IT IS QUITE
POSSIBLE FOR THE CITY TO EVENTUALLY OWN PROPERTIES. THESE
PROPERTIES COULD THEN BE TURNED OVER TO NON-PROFIT ORGANIZATIONS
FOR REHABILITATION & REJUVENATION OF THE NEIGHBORHOOD. IF
RESIDENCES ARE NON-LIVEABLE THEN DESTROY THEM & USE THE PROPERTY
FOR AN INFILL LANDBANKING INVENTORY.

(3) UTILIZE INFILL LANDBANKING TO CREAT A LAND- BASE FOR
LOW-MIDDLE INCOME HOUSING CONSTRUCTION

(c) DEVELOP AN EFFECTIVE "PRO-ACTIVE" CODE ENFORCEMENT
PROGRAM

P.2 FNA COMMENTS ON THE HOUSING ELEMENT

2. CHAPTER VI-12 MORTGAGE REVENUE BOND PROGRAM

WE WOULD LIKE TO SEE A MUCH MORE SUCCESSFUL AND AGGRESSIVE PROGRAM TO PROVIDE LOW-MIDDLE INCOME HOUSING WITH INCENTIVES TO ALLAY BUILDER STUMBLING BLOCKS TO COMPLETE THIS MUCH NEEDED COMMUNITY HOUSING.

3. CHAPTER VI-31 REDEVELOPMENT PROJECTS

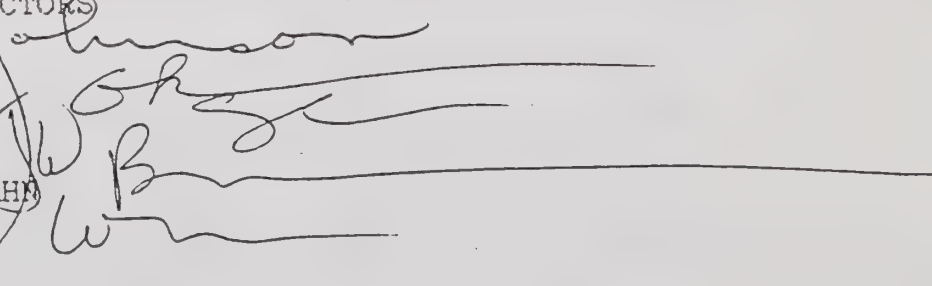
THE DISPLACEMENT PROCESS OF LOW -MIDDLE INCOME FAMILIES IN LARGE REDEVELOPMENT PROJECTS NEEDS MORE LONG RANGE PLANNING SO THAT THE LOW- MIDDLE INCOME HOUSING DESTROYED IN THE REDEVELOPMENT PROJECT IS ACTUALLY REPLACED -EITHER NEARBY OR ELSEWHERE IN THE COMMUNITY. AS IT STANDS NOW ASSISTANCE IS PROVIDED DISPLACED LOW- MIDDLE INCOME FAMILIES, BUT THERE IS A CONTINUING DWINDLING OF HOUSING SUPPLY WHICH MEETS THEIR NEEDS.

THE MORTGAGE REVENUE BOND PROGRAM APPEARS TO LACK THE CONTROL MECHANISMS AND MARKETING STRATEGY TO ACCOMPLISH THIS TASK.

SINCERELY,

FRESNO NEIGHBORHOOD ALLIANCE
BOARD OF DIRECTORS

JONI JOHNSON
GREG KLINE
SELMA LAYNE
JOAN WEEKS
BLANCHE MILHAHN
WES NELSON



Planning Commission Information

Resolution 10302

Minutes of April 15, 1992

Inclusionary Zoning Report

Tax Increment Set Aside Expenditures

Report on Potential Accommodation of
SRO Hotels

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 10302

WHEREAS, the Planning Commission of the City of Fresno did conduct a duly noticed public hearing in the Council Chamber of the Fresno City Hall, Fresno, California, on April 15, 1992, to consider the Preliminary Fresno General Plan Housing Element and related Environmental Assessment Number 92-021.

WHEREAS, the Development Department staff, assisted by Valley Research and Planning Associates, prepared the Preliminary Housing Element in January 1992, updating the Fresno General Plan Housing Element of 1985 in accordance with relevant state law; and

WHEREAS, in April 1992, in response to public comment and review by the State Department of Housing and Community Development, certain addenda were added to the draft Element; and

WHEREAS, the Planning staff has held numerous public meetings relative to the Preliminary Housing Element to allow citizen participation in all phases of the planning process, including a noticed public information meeting and review by the Central Area Development Commission, Housing and Community Development Commission, Historic Preservation Commission, and the Housing Element Citizens' Advisory Committee appointed by the City Council; and

WHEREAS, the Planning Commission, at its duly noticed public hearing, considered testimony in favor of, and in opposition to, adoption of the proposed Element; and

WHEREAS, the City Development Department has completed the environmental review process and noticed their intention to issue a finding that a Negative Declaration is appropriate for the said project, E.A. No. 92-021.

WHEREAS, said Commission, as a result of its inspections, investigations, and studies made by itself and in its behalf, and consideration of environmental documents and of testimonies offered at said hearing, has established that approval of the Housing Element would be in accordance with applicable provisions of the Fresno Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds and determines that there is no substantial evidence in the record that the Housing Element may have a significant effect on the environment and approves the Negative Declaration and its addendum.

The foregoing Resolution was adopted by the Planning Commission of the City of Fresno upon motion by Commissioner Mendoza, seconded by Commissioner Liggett.

VOTING: Ayes - Liggett, Mendoza, Parra, Petty, Sterling, Klein

Noes - None

Not Voting - None

Absent - Smith

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves the Fresno General Plan Housing Element as described in the April 15, 1992 Commission packet, subject to the following modifications:

- The Annual Housing Progress Report (Policy 1, Third Program, page VI-7) shall become a mandatory monitoring mechanism of Community practices.
- The Unit Planned Development Ordinance (recommendation Policy 2, Fourth Program, page VI-8/advocating that the provisions of the ordinance shall be considered for extension to parcels of less than two acres in size) shall be actively promoted and pursued by the City.
- Density Bonuses (Policy 2, Fifth Program, page VI-9, based on provisions of state law), should also be promoted by the City.
- In Policy 4, Fifth Program (page VI-13) include consideration of Inclusionary Housing Programs and look into the possibility of making them mandatory.

The foregoing Resolution was adopted by the Planning Commission of the City of Fresno upon motion by Commissioner Mendoza, seconded by Commissioner Liggett.

VOTING: Ayes - Liggett, Mendoza, Parra, Petty, Sterling, Klein

Noes - None

Not Voting - None

Absent - Smith

DAVE P. HERB, Acting Secretary
Fresno City Planning Commission

DATED: April 15, 1992

Fresno General Plan Housing Element

Resolution No. 10302

Action: Approve

FRESNO CITY PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
WEDNESDAY, APRIL 15, 1992
COUNCIL CHAMBERS, ROOM 2017S
NEW CITY HALL, 2600 FRESNO STREET

I. ROLL CALL

Commissioners present: Klein, Liggett, Mendoza, Parra,
Petty, Sterling

Commissioners absent: Smith

Staff Present: Solis, Herb, Williamson, Beach,
Haro, Johnson, Yovino, Lewis,
Glaser, DeVere

Others Present: Wilson (PW), Aguilar, Gaab

The meeting was called to order at 5:30 p.m. by Vice
Chairman Klein chairing in the absence of Chairman Smith.

II. PROCEDURES

Chairman Klein outlined the Commissions procedures for the
benefit of the public.

III. CONSENT CALENDAR

(All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the consent Calendar, and will normally be considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.)

A. Minutes

1. Approve the minutes of the April 1, 1992 meeting.

III. CONSENT CALENDAR (Cont.)

B. Communications

1. Consider approval of a two year extension for the filing of a final map for Vesting Tentative Tract No. 4146/UGM 386 and related extension request for Zone District Amendment (Rezoning Application No. 90-07), filed by Garvey-Andros located on the south side of West McKinley Avenue between North Polk and North Cornelia Avenues.

Staff Recommendation: Approve

2. Notice of approval by the Development Department Director, in accordance with Section 12-1005.2 (Minor Revisions) of the Fresno Municipal Code, of a Revised Vesting Tentative Map of Tract No. 4274 originally approved by the Planning Commission on April 3, 1991.

3. Consider approval for a two-year extension for a zone district amendment to become effective:

Rezoning Application No. R-89-72

-Staff Recommendation: Approve

PLANNING COMMISSION MINUTES

Page 3

April 15, 1992

Chairman Klein explained the Consent Calendar process and noted that Items B-C have been removed from the agenda. Mr. Williamson added, this is a no action item and will not be rescheduled.

Chairman Klein called for comment and speakers on the Consent Calendar items.

Commissioner Petty noted a typo on page 14 of the Minutes.

Commissioner Mendoza moved to approve the Consent Calendar, motion seconded by Commissioner Parra.

VOTING: Ayes - Mendoza, Parra, Klein, Liggett, Parra, Petty

Noes - None

Not Voting - None

Absent - Sterling, Smith

Minutes of April 1, 1992 were approved.

Tract 4146, R-90-07, extended per Resolution 10300

Minor Revision to Tract No. 4274 was approved per Resolution No. 10301

Chairman Klein announced that the Items B and C under New Matters will be heard prior to Item A, the Housing Element, due to the extended time that item will take; Item C to be heard, then Item B.

IV. SCHEDULED MATTERS

None

V. CONTINUED MATTERS

None

April 15, 1992

VOTING: Ayes - Mendoza, Parra, Sterling, Liggett,
Petty, Klein

PLANNING COMMISSION MINUTES

Page 5

April 15, 1992

Mitigated Negative Declaration approved per Resolution No. 10304.

Commissioner Mendoza moved to approve C-92-21 per all staff conditions.

VOTING: Ayes - Mendoza, Parra, Sterling, Liggett, Petty, Klein

Noes - None

Not Voting - None

Absent - Smith

C-92-21 approved per Resolution No. 10304.

B. Consideration of Conditional Use Permit No. C-91-03, Site and Landscaping Plans, filed by the City of Fresno Water Division for the construction of a granular activated carbon water filtration facility to be developed on 0.29 acres of real property located at the northwest corner of West Alluvial and North Channing Avenues.

1. Conditional Use Permit No. C-91-03 Site and Landscape plans, as described above.

-Bullard Community Plan Area.

-Staff Member: Frank Glaser

-Staff Recommendation: Approve plans

Staff presentation represents City as applicant. Speaking in favor: Robert Harrison (Water Division) noted City staff had met with 20 to 30 area residents who approved the plan.

Speaking in opposition: None

The hearing was closed.

Commissioner Mendoza moved to approve C-91-03 per the staff presentation, and was seconded by Commissioner Parra.

April 15, 1992

Absent - Smith

Ms. Johnson introduced the members of the Citizens Committee, described the procedures followed and outlined the organization of the Housing Element document by chapter heading. Various facts contained in the data summary were highlighted. Among those topics discussed were that modern home sizes are on the increase and are more efficient of energy use than in the past. The average household size has increased, overcrowding has increased significantly. The majority of the City population is now "minority", the median income is \$28,000 and most of the population can no longer afford to purchase their own home. The median rent is \$436 per month, the average cost of a home in 1990 was \$104,000.; 2,350-units a year are built with a 5 and one half percent decrease in owner occupied units. There is a shortage of larger rental units, 93

PLANNING COMMISSION MINUTES

Page 7

April 15, 1992

percent of all housing stock is in good condition. Planned residential land will support 77,691 units and only a portion is zoned for residential use. There is a need to designate additional residential land through the next general plan update. The greatest constraints to new construction are land costs and financing, especially for multi-family units.

Densities can be raised using density ranges of current zone districts, constraints to conventional housing were described, there is adequate land zoned for multi-family uses, the State is pressing for additional multi-family uses at higher densities near the top of the designation. Ninety-seven percent of the City rental stock is now available to the moderate income household range. The density transfer policy is encouraged to be used when single and multi-family projects are combined.

Ms. Johnson answered several questions from the Commission, noting that, the last annual housing progress report was done in 1982. It is now planned to institute an annual reporting procedure; implementation goals will be stated and it may be possible for each development proposal to be assessed to see if it meets housing goals such as rent levels associated with state definitions of affordability, etc.

Public input was called for.

Speaking: Rus Fey (Planning instructor CSUF), discussed the interrelationship between the Housing Element and Historical Preservation. Mr. Fey feels the City could develop an "attitude" more supportive of historical preservation and realize it relates to conservation, a new way to view older areas. He feels the draft document in its discussions of housing should reflect the nature of the entire neighborhood affected, not just focusing on housing building by building. This point of view could create increased value for both the City and individual property owners. He noted, historical preservation is "just mentioned" in this plan. State law requires all elements to be consistent, so there is a need to tie in the historical

PLANNING COMMISSION MINUTES

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preservation policy with the housing element. This document gives the impression it relates to new housing only.

Ken Hohman discussed the need to address historic preservation and for an annual review process and questioned how the Housing Authority can approve a \$20 million housing program application with a 10 percent deposit, noting no policy setting body has reviewed this. Mr. Hohman is opposed to the use of entitlement fees completely supporting the Development Department, and feels that zoning enforcement should have nothing to do with a building permit fee. He desires that an accountability document be included in the element.

Richard Erganian feels the report is not "reader friendly" and cited the lack of questions asked by the Commissioners, indicated they do not understand the report. There should have been discussion on what goals were missed, and why were they missed. He stated "just because \$200,000 homes are being built in the north, does not mean the housing stock is good. Mr. Erganian feels there is a need to look at goals and their city wide effect. The Commission needs to have additional dialogue with staff on this issue.

Dennis Gaab (Director of Economic Development) discussed the use of tax increment and bond issue funds. Refer to the attached table. Staff is now structuring a bond issue, which will produce some 3 million dollars, and could double. This has nothing to do with mortgage revenue bonds. The Redevelopment Agency has not received earned funds from Fresno County's second installment property taxes. The "set aside funds" projects include the McCormick-Barstow development.

Bob Friesen clarified funding used for a particular project east of Edison High School.

Mr. Yovino commented on the testimony, regarding goals, and states requirements for consistency between goals and policies of the Housing Element and the General Plan. Mr. Yovino then read three such statements which dealt with the five year

PLANNING COMMISSION MINUTES

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updating schedule for the Housing Element. Processing of this document is ten months behind schedule, due to a need for up to date census information. Mr. Yovino cited the recent influx of Southeast Asians as an example of significant changes that have occurred since the 1980 Census. If the initial deadlines had been met, the document would have contained outdated 1980 census data. Mr. Yovino explained the use of the density bonus, noting it has not been often used to date and requires a long term commitment. (Controls on rent levels.) Planned Unit Developments should be permitted under two acres in size. As to inclusionary zoning, the information does not indicate it should be mandated now, but some future program action could be studied.

Fresno now has one of the most affordable housing markets in California, and low and moderate income housing is being provided. He noted the density transfer process is provided for in the Codes and feels more developers should take advantage of it to provide more affordable housing at higher densities. If the Commission feels the document should include a provision for "inclusionary zoning" the Commission should recommend it to the Council.

Commissioner Petty discussed the presentation of an on-going program of information. Mr. Yovino explained the table on pages VI-4 and 5 related to the goals and time lines. He said the goals were developed based on community acceptance and the expectations of the public. Commissioner Liggett questioned, have other options to density transfer been considered, such as "fast track" processing to reduce costs? Mr. Yovino responded in the positive. However, he noted that the Development Department is now fully enterprise, and the strategy is for a one year period to see how well it works, and then make a recommendation to the Council. The City is participating in regional housing concerns and is complying with the State's request.

Mr. Erganian, again, stated he feels the Commission has not discussed the issues presented adequately, particularly related to affordable housing, which he considers to be a "myth" in Fresno as it only

PLANNING COMMISSION MINUTES

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appears so, when compared to other places in California. Mr. Erganian feels there is no affordable housing in Fresno due to the low average wage here.

Bob Friesen stated that lack of affordability is not defined in the document in dollar terms (rather it is described in unit terms) and the Citizen Advisory Committee wants to see more definition in dollar amounts. Thus the Citizen's Committee has recommended the "GAP" Study. He stated that 20 thousand families in Fresno are in need of housing, but need employment paying at least \$11 per hour with benefits included to participate in the private housing market without subsidies.

The hearing was closed.

Discussion on the document ensued, with Mr. Yovino responding to questions. He informed the Commission that an annual housing report could be mandatory, if so adopted. If inclusionary housing is mandated, there will be an immediate effect as to density increases in every residential project.

Commissioner Petty expressed that the purpose stated in the document was not entirely clear and the illustrations do not represent the City well. (As pointed out by Russ Fey.) She supports the document in general, even though she feels "it needs some follow-up work", particularly as to implementation.

Commissioner Sterling noted, she was on the goal setting Committee and the document, as produced, will be a reference to "fall back on" and will be made more useful with the inclusion of a mandated annual housing report.

Commissioner Liggett expressed that she views the presented document as a "working document to be expanded upon. We need a sense of where we are going and this does it with goals and projects." She feels the staff and Commission will keep track of the goals and would like to see the addition of a requirement for an annual report with regard to status.

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Commissioner Mendoza expressed agreement and added he would like to see mandatory inclusionary zoning, density transfer, etc.

Commissioner Parra expressed his support and would like to see a goals progress report relating to achieving affordable housing involved in this document.

Commissioner Mendoza moved to approve the Negative Declaration, including the addendum, and was seconded by Commissioner Liggett.

VOTING: Ayes - Mendoza, Liggett, Sterling, Parra, Petty, Klein

Noes - None

Not Voting - None

Absent - Smith

Negative Declaration approved per Resolution
No. 10302

Commissioner Mendoza moved to approve the Fresno General Plan Housing Element, as designated in the staff report with four additional conditions:

1. The inclusion of a mandatory annual housing progress report as a monitor of community practice.
2. The Unit Planned Development Ordinance, under goals, policies and programs, is to be established and promoted by the City.
3. The density bonus to receive the same attention as above.
4. Include inclusionary housing programs in policy making and look into the possibility of making them mandatory.

The motion was seconded by Commissioner Liggett.

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VOTING: Ayes - Mendoza, Liggett, Sterling, Parra, Petty, Klein

Noes - None

Not Voting - None

Absent - Smith

Housing Element approved with conditions per
Resolution No. 10302

VII. CHAIRMAN'S REPORT

None

VIII. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda, and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting, if you wish to be heard. Anyone wishing to be placed on a Planning Commission agenda should contact the Development Department at (209) 498-4451 at least 10-days before the desired appearance date.

- A. Appearance by Jeffrey Roberts to discuss Planning Commission action taken on April 1, 1992, regarding the environmental findings for property located at the northwest corner of West Shields and North Brawley Avenues.

Withdrawn.

IX. ADJOURNMENT

8:17 p.m.

APPROVAL _____

Dave Herb, Acting Secretary
Fresno City Planning Commission

INCLUSIONARY ZONING

BACKGROUND

This report provides a general overview of inclusionary zoning by illustrating the linkage with inclusionary housing ordinances and inclusionary housing programs. Related terms and definitions are added to assist in clarification. The report refers to California communities which have active ordinances implementing inclusionary zoning.

The loss of federal funding for new housing contributed to the concept of inclusionary housing in the 1980's. Inclusionary housing programs emerged through local government land use laws which activated affordable housing programs to meet the needs of the low-income population. Inclusionary housing programs of today are activated by an ordinance which implements mandated zoning requirements, and includes options and incentives established from general community development policies.

The Housing Element contained in the City of Fresno General Plan references the consideration of inclusionary zoning advantages and disadvantages in discussions by staff and Council; however, there has been no direction to pursue the topic beyond this point.

TERMS AND DEFINITIONS

The terms related to this topic are often used interchangeably. The following definitions are presented as a point of clarification:

Inclusionary Zoning

Inclusionary zoning is generally implemented by municipal ordinances which require that perspective developers provide low- and moderate-income housing units as a part of proposed developments. Examples of these developments may be housing, industrial, commercial, or office. In an industrial area, for example, where housing would be impractical, a developer may be offered options and incentives according to provisions of the ordinance.

Inclusionary Housing Ordinance

An inclusionary housing ordinance implements inclusionary zoning and serves as an enforcement mechanism for inclusionary housing programs.

Inclusionary Zoning Overview

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Inclusionary Housing Programs

An inclusionary housing program is designed and administered by jurisdictional department. Usually referenced in the body of a municipal general plan, the program contains requirements necessary for qualification and eligibility.

Inclusionary Zoning Implementation

Inclusionary zoning is implemented by municipal ordinances containing inclusionary zoning requirements. The requirements mandate that a portion of a proposed development will include low- and moderate-income housing.

Jurisdictions With Inclusionary Zoning

The attached Exhibit A illustrates a list of California communities which ave mandatory inclusionary housing ordinances, zoning, and programs.

NY:vs

1298+/ENV

Jurisdictions with Inclusionary Housing Programs

Mandatory inclusionary housing programs may include, but are not limited to: a required minimum percentage of housing units developed and set aside for low or moderate-income households, in-lieu fees for the development of low or moderate-income housing units, and dedication of land for the development of low or moderate-income housing units. The following jurisdictions have zoning ordinance provisions mandating inclusionary housing programs as a condition of approval of discretionary projects involving housing, commercial or office uses, or industrial uses.

Discretionary Housing Projects

ALHAMBRA	IRVINE	OCEANSIDE	TULELAKE
ANAHEIM	LAGUNA BEACH	CJAI	VISTA
ARLINGTON HILLS	LARKSPUR	PALM DESERT	WEST HOLLYWOOD
BALDWIN GARDENS	LIVERMORE	PALO ALTO	WESTMINSTER
BEELEY	LOMPOC	PETALUMA	YOUNTVILLE
BRIPATRIA	LONG BEACH	PLEASANTON	
CLAREMONT	LOS ANGELES	SAN CLEMENTE	
CORONA	LOS GATOS	SAN LEANDRO	COUNTIES
DIABLO	LYNWOOD	SAN RAFAEL	ALPINE COUNTY
EMERYVILLE	MENDOTA	SANTA CRUZ	MARIN COUNTY
EMERYVILLE	MENLO PARK	SANTA MONICA	MONTEREY COUNTY
EMERYVILLE	MILL VALLEY	SANTEE	SANTA CRUZ COUNTY
EMERYVILLE	MONTEREY	SEBASTOPOL	
EMERYVILLE	MORENO VALLEY	SUNNYVALE	
EMERYVILLE	MOUNTAIN VIEW	TIBURON	

Discretionary Commercial or Office Projects

ALHAMBRA	MENLO PARK	WALNUT CREEK
ANAHEIM	PALO ALTO	YOUNTVILLE
ARLINGTON HILLS	TULELAKE	

Discretionary Industrial Projects

ALHAMBRA	IRVINE
ANAHEIM	MENLO PARK
ARLINGTON HILLS	PALO ALTO
CLAREMONT	TULELAKE

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

SOURCES AND USES OF LOW- AND MODERATE-INCOME HOUSING FUNDS

(TAX INCREMENT 20% HOUSING SET-ASIDE FUNDS)

SOURCES AND USES OF FUNDS BY FISCAL PERIOD

	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	Total
INCREMENT	\$16,701	\$99,500	\$176,058	\$252,900	\$213,505	\$467,150	\$709,341	\$734,352	\$ 840,100 ^a	\$3,509,607
Interest		2,505	15,973	22,236	45,517	58,530	113,419	126,684	100,000 ^a	484,864
Prior Period Adjust.				20,059				(105,954)		(85,895)
TOTALS	\$16,701	\$102,005	\$192,031	\$295,195	\$259,022	\$525,680	\$822,760	\$755,082	\$ 940,100^a	\$3,908,576
USES										
PHA HOUSING PROJECTS						300,000			450,000	750,000
HOUSING DIVISION PROJECTS Rehabilitation New Construction NOAH								127,000	657,320 163,000 526,000	657,320 290,000 526,000
ADMINISTRATION					30,800	108,800	163,700	224,600	389,600	917,500
SUBTOTALS					\$ 30,800	\$408,800	\$163,700	\$351,600	\$2,185,920	\$3,140,820
PENDING PROJECTS Rehabilitation New Construction									33,000 165,000	33,000 165,000
SUBTOTALS									\$ 198,000	\$ 198,000
TOTALS	0	0	0	0	\$ 30,800	\$408,800	\$163,700	\$351,600	\$2,383,920	\$3,338,820
SURPLUS OR (DEFICIT)										\$ 569,756

	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	TOTAL
INCREMENT DEFERRED				\$434,403	\$478,462	\$253,002	\$105,954	\$105,729		\$1,377,550

SOURCES AND USES OF FUNDS BY CATEGORY

	PROJECT TYPE		FUNDING SOURCE & AMOUNT		PROJECT STATUS		
	REHAB	NEW CONST.	20% SET-ASIDE	OTHER	PRE-CONST.	IN CONST.	COMPLETED
FUNDS GENERATED THROUGH 6/30/92			\$3,908,576				
CITY HOUSING DIVISION PROJECTS							
NOAH		15	\$ 526,000 ^b	\$ 615,000	15		
Fresno Air Terminal Relocation Project	10		250,000 ^b	250,000	10		
2033 South Cedar	21		164,500 ^b	342,500		21	
2525 South Cedar	7	1	115,000 ^b	230,000	7		1
362 West Birch			65,000 ^b	0			4
2616 East Washington	4	1	50,397 ^b	50,397			1
65 East Geary		1	50,000 ^b	0			1
4622 East Huntington			48,000 ^b	0			1
7329 North San Pablo	1		19,161 ^b	19,161			1
3050 East El Monte	1		16,000 ^b	16,000			1
2717 South Bardell	1		15,270 ^b	15,270			1
143 Fresno	1		13,000 ^b	13,000			1
3832 East Lowe	1		4,354 ^b	4,354			1
3816 East Lowe	1		3,976 ^b	3,976			1
107 East Amador	1		3,947 ^b	3,947			1
2287 East Webster	1		1,715 ^b	1,715			
SUBTOTALS	50 DU\$	18 DU\$	\$1,346,320	\$ 1,979,820	32 DU\$	21 DU\$	15 DU\$
OTHER PROJECTS							
Various housing projects (PHA)	See footnote c.	See footnote c.	\$ 450,000	See footnote c.			
Fairview Heights (PHA)		40	300,000	\$ 2,900,000			40
Annadale housing rent subsidy		106	127,000	8,000,000			106
SUBTOTALS		146 DU\$	\$ 877,000	\$10,900,000			146 DU\$
ADMINISTRATIVE EXPENDITURES							
FY 1987-88			\$ 30,800				
FY 1988-89			108,800				
FY 1989-90			163,700				
FY 1990-91			224,600				
FY 1991-92			389,600				
SUBTOTALS			\$ 917,500				
TOTALS	50 DU\$	164 DU\$	\$3,140,820	\$12,879,820	32 DU\$	21 DU\$	161 DU\$
UNAPPROPRIATED FUNDS BALANCE			\$ 740,056				
PENDING PROJECTS							
4520 East Balch		1	\$ 55,000 ^b	\$ 0			
3540 East Lowe		1	55,000 ^b	0			
4032 East Vine		1	55,000 ^b	0			
2485 South Maple	1		16,500 ^b	16,500			
2487 South Maple	1		16,500 ^b	16,500			
SUBTOTALS	2 DU\$	3 DU\$	\$ 198,000	\$ 33,000			
SURPLUS OR (DEFICIT)			\$ 569,756				

FOOTNOTES:

^a Estimated amounts.

^b These amounts, which total \$1,544,320, represent loans which will revolve over a period of 5 to 30 years.

^c Amount not established as of the date of this report.

ACCOMMODATION OF SRO HOTELS

Single room occupancy units (SRO's) are allowed in the R-4, C-P, and C-4 zones under the apartment hotel classification and in the C-6 zone under the hotel classification.

Acreage Zoned and Vacant That Would Accommodate SRO's

*R-4	-	0 acres
C-P	-	285 acres
C-4	-	5 acres
C-6	-	382 acres
		<hr/>
		672 acres

* In the City's Central Area, 11 acres in redevelopment lands could be subject to rezoning for R-4 uses.

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ATTACHMENT H

FRESNO CITY COUNCIL

RESOLUTION NO. 92-169

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA ADOPTING THE REVISED
HOUSING ELEMENT AS A REFINEMENT TO THE FRESNO
GENERAL PLAN

WHEREAS, the 1984 Fresno General Plan ("General Plan") was
adopted by the Council on November 20, 1984; and

WHEREAS, the current Housing Element to the General Plan was
adopted on June 11, 1985; and

WHEREAS, a Housing element is essential as a refinement to the
General Plan, tailoring the General Plan elements and policies to
the particular characteristics and housing needs of the community;
and

WHEREAS, the Development Department staff and the City's
Consultant, Valley Planning and Research, prepared the Preliminary
Housing Element of April, 1992, updating the Housing Element in
accordance with requirements of State Law; and

WHEREAS, the Development Department staff held numerous public
meetings relative to the Preliminary Housing Element to allow
citizen participation in all phases of the planning process; and

WHEREAS, the Council of the City of Fresno appointed a
Citizen's Advisory Committee of fifteen people to focus on the
problems, issues and concerns relating to housing in the Fresno
area; and

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92-169

RESOLUTION

Page 2

WHEREAS, the Housing Element Citizens' Advisory Committee, from June 27, 1991 through January 15, 1992, conducted thirteen meetings with City staff and the Consultant to identify significant housing issues and concerns and to develop appropriate goals, objectives, policies, and action programs to address such issues and concerns; and

WHEREAS, on January 15, 1992, the Housing Element Citizens' Advisory Committee voted unanimously to recommend to the Planning Commission and to the Council of the City of Fresno the adoption of the Housing Element of the General Plan; and

WHEREAS, the City of Fresno Historic Preservation Commission, on March 23, 1992 and April 27, 1992, considered the proposed Housing Element of the General Plan and recommended its adoption to the Council of the City of Fresno, with certain modifications; and

WHEREAS, on March 25, 1992, the Fresno City Housing and Community Development Commission conducted a public hearing and adopted Resolution No. 92-02 recommending to the Council the adoption of the proposed Housing Element of the General Plan, with certain modifications; and

WHEREAS, the Fresno City Central Area Development Commission, on March 26, 1992, conducted a special meeting and adopted Resolution No. 92-1 recommending to the Council that it adopt the proposed Housing Element of the General Plan with certain modifications; and

WHEREAS, the Fresno City Planning Commission, on April 15, 1992, conducted a duly noticed public hearing to consider the proposed Housing Element of the General Plan, and adopted Resolution No. 10302, recommending to the Council the adoption of the said Housing Element with certain modifications; and

WHEREAS, the preparation of the Housing Element of the General Plan and its proposed adoption have been widely noticed and publicized; and all interested persons, private and public organizations and agencies, as specified in the attached Exhibit I, which is hereby incorporated by this reference, were consulted during the preparation and assessment process of the draft element; and

WHEREAS, the draft Housing Element was submitted to the State Department of Housing and Community Development in three stages of the preparation process on July 1, 1991, February 3, 1992, and April 15, 1992, in an effort to obtain maximum input and refinement; and

WHEREAS, by letter of March 20, 1992 said State Department of HCD indicated that, with certain additions and revisions, the Fresno Housing Element would comply with State Housing Element law, as set forth in the Government Code; and

WHEREAS, all concerns and comments of the State have been fully and/or substantially addressed in the response of the Development Department, as evidenced in Attachment D of the draft Housing Element which is hereby incorporated by reference and presented to the State on April 15, 1992; and

WHEREAS, the State has not communicated any objections to the said response; and

WHEREAS, all input, comments and objections received by the Development Department were duly considered and all of the legitimate concerns and issues were duly addressed and incorporated in the proposed Housing Element document or included in the recommended modifications thereto; and

WHEREAS, the City Development Department has completed the environmental review process and noticed their intention to issue a finding that a Negative Declaration is appropriate for said project, E.A. No. 92-021.

WHEREAS, the Council duly and regularly fixed the 28th day of April, 1992 for public hearing on the Preliminary Housing Element, a refinement of the Fresno General Plan, and it appearing that the City Clerk hereof has duly and regularly given notice thereof in the manner required by law; and

WHEREAS, the Council of the City of Fresno recognizes that the draft Housing Element is the product of a private-public partnership with more than 9,200 person-hours, identifying all legitimate housing issues and concerns as well as policies and programs to address relevant housing problems; and

WHEREAS, the Council, following the presentation of a staff report and recommendations, and hearing testimony presented by individuals and groups interested in the proposed Preliminary Housing Element, concluded that the said element as recommended by staff and subject to the recommendations of the Planning Commission, as modified and expanded herein, is consistent with the objectives and goals of the General Plan and will institute suitable planning principles and programs to meet the housing needs of the community.

WHEREAS, the Council of the City of Fresno, based on it's own review, analysis, and investigation, finds that the Housing Element, with the proposed modifications, fully addresses the State's legitimate material concerns, and actually and/or substantially complies with the requirement of the state law; and

NOW, THEREFORE, BE IT RESOLVED that the City Council finds and determines that there is no substantial evidence in the record that the Housing Element may have a significant effect on the environment and approves the Negative Declaration and its addendum; and

BE IT FURTHER RESOLVED, that the Council of the City of Fresno hereby approves and adopts the document entitled, "Fresno General Plan Housing Element, April 1992," as modified by the staff recommendations for revision listed in the Housing Element Report to the City Council, dated April 28, 1992, as the Housing Element of the Fresno General Plan, subject to the following modifications as recommended by the Planning Commission and modified by the Council:

- The Annual Housing Progress Report (Policy 1, Third Program, page VI-7) shall become a mandatory monitoring mechanism of Community practices.
- The Unit Planned Development Ordinance (recommended Policy 2, Fourth Program, page VI-8/advocating that the provisions of the ordinance shall be considered for extension to parcels of less than two acres in size) should be actively promoted and pursued by the City.
- Density Bonuses (Policy 2, Fifth Program, page VI-9, based on provisions of state law), should also be promoted by the City.
- In Policy 4, Fifth Program (page VI-13) include consideration of non-mandatory Inclusionary Housing Programs.
- The Housing Element Citizens' Advisory Committee function shall become an ongoing one and its membership shall be expanded to include the Project Homeless Committee sponsored by Television Channel 26, and a reporting mechanism shall be developed to keep the Council informed of Committee activities and recommendations.

RESOLUTION

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BE IT FURTHER RESOLVED, that the Mayor and City Clerk hereof be authorized and directed to make appropriate certification upon the original and file the same as a permanent record in the office of the City Clerk.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 28th day of April, 1992.

JACQUELINE L. RYLE
City Clerk

By

Jacqueline Ryle
Deputy

SK:flh:PLN443/+1198

APPROVED AS TO
LEGAL FORM

Robert W. Sabrine
Assistant City Attorney

EXHIBIT I
ORGANIZATIONS, AGENCIES AND PERSONS
CONSULTED DURING THE PREPARATION
OF THE HOUSING ELEMENT

NAME

City Development Services Division
City Neighborhood Preservation Division
City Public Works Department
Economic Development
NOAH
Police Department
State Clearing House
Board of Realtors
Building Industry Assoc.
Calif. Assoc. of the Physically Handicapped
Centro La Familia
Chamber of Commerce
City of Clovis
Community Housing Leadership Board
Council of Fresno County Governments
County of Fresno
Economic Opportunities Commission
Evangel Home
Fresno Rescue Mission
Fresno/Madera Agency of Aging
Friendship Center for the Blind, Inc.
Help in Emotional Trouble, Inc.
Hmong Council
Housing Authority of the City/County of Fresno
Lao Family Community
League of Women Voters
Older American Association
Rental Housing Association
Salvation Army A.R.C.
Vietnamese Association of the Central Valley
Young Womens Christian Association

U.C. BERKELEY LIBRARIES



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